

OFFERS OVER £135,000

34H Lochend Road North
Musselburgh, EH21 6BG

drummondmiller
Solicitors & Estate Agents



- Well-Presented Second-Floor Flat in Musselburgh
- Spacious open-plan living room and kitchen
- Kitchen fitted with a gas hob
- Generous double bedroom with built in wardrobes
- Bathroom with electric shower over bath and heated towel rail
- Ideal purchase for first-time buyers
- Large shared garden

Description

Drummond Miller is delighted to present this well-presented second-floor flat, ideally suited to first-time buyers.

The accommodation comprises an entrance hall leading to a bright and spacious open-plan living room and kitchen, providing ample space for both relaxing and dining. The kitchen is fitted with a gas hob and offers practical storage and preparation space.

The generous double bedroom provides plenty of room for furnishings and benefits from built-in wardrobes, while the bathroom comprises a bath with an electric shower over, complemented by a heated towel rail.

Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys access to a large shared garden, complete with washing lines, providing useful outdoor space.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from access to a large shared garden with communal washing lines. Unrestricted parking located directly outside the property.

Location

Musselburgh is a popular coastal town in East Lothian, offering an excellent range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. The town benefits from a variety of recreational opportunities, with Musselburgh Beach, the River Esk and Musselburgh Racecourse all contributing to its appeal. There are also several schools in the surrounding area, making it a convenient location for a range of buyers.

The town is well connected to Edinburgh, with regular bus services and a railway station offering direct connections to Edinburgh Waverley. The A1 also provides convenient road access to Edinburgh and destinations further afield. Nearby attractions include Newhailes House and the coastal walking routes around Levenhall Links, offering plenty of opportunities to enjoy the outdoors.

Council Tax and EPC

Council Tax band B and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £145,000 and a link to the Home Report is available from the ESPC website.

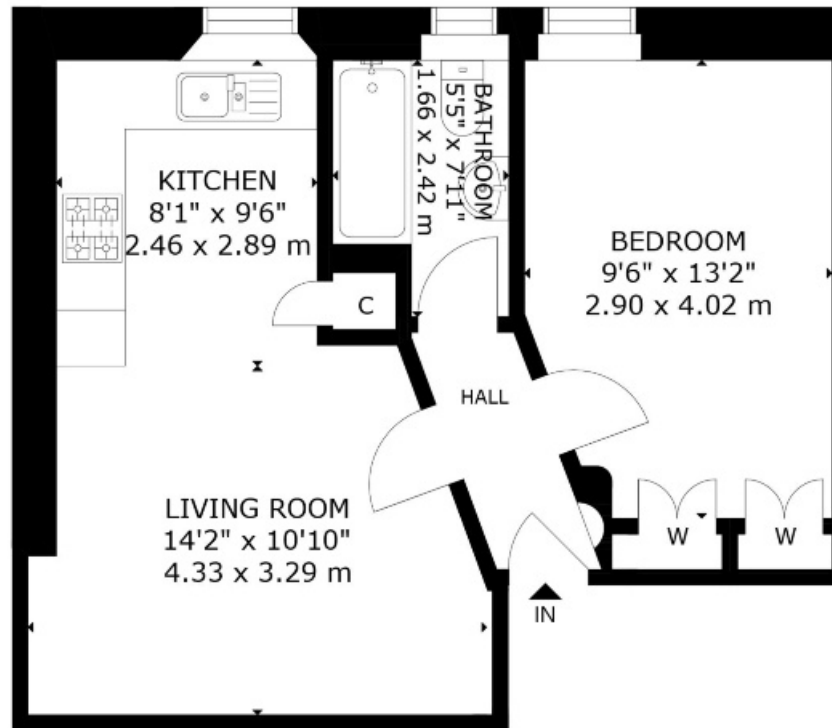
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All blinds, light fittings and white goods are included in the sale price.





SECOND FLOOR

34H LOCHEND ROAD NORTH, MUSSELBURGH, EH21 6BG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 443 SQ FT / 41 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 email property@drummondmiller.co.uk
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