



Musselburgh

35 West Holmes Gardens
EH21 6QW



Terraced house

OFFERS OVER £370,000

- Hallway
- Living room
- Dining Kitchen
- Utility room
- 3 bedrooms
- Bathroom
- Unrestricted on street parking
- Private rear garden
- Ample internal storage
- Gas central heating
- Mixed glazing
- In need of modernisation



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Now requiring modernisation, this terraced house is situated in the ever-popular town of Musselburgh. As the largest town in East Lothian, Musselburgh is ideal for those seeking a more relaxed setting while retaining easy access to Edinburgh. The town offers a wide range of shopping facilities, including Tesco, Aldi and Lidl, alongside a variety of independent shops. Local leisure attractions include golf courses, Musselburgh Racecourse, the harbour and beach, as well as many scenic walking routes.

The property opens into a small entrance vestibule with a tiled floor, leading to a hallway that provides access to much of the accommodation. The spacious, front-facing living room features carpeting, an electric powered fireplace and large windows overlooking the street. To the rear is a well-proportioned kitchen and dining room, fitted with a gas hob, integrated oven and grill. A large pantry is located off the dining area. A few steps lead down to a generous laundry room equipped with a washing machine, tumble dryer and sink, and housing the boiler. A further large storage cupboard is located off this room. The private rear garden, accessed through the laundry room, features a lawn and patio area. The bathroom is situated off the mid-landing and includes an electric shower, washbasin and WC. A further landing provides access to the bedrooms and a large storage cupboard. The principal bedroom faces the rear and overlooks the garden and will include freestanding wardrobes, while the second bedroom faces the front and looks onto the street, also include the free-standing wardrobes. The third bedroom, which could also be used as a study, also faces the front of the property.

Additional benefits include private rear garden, gas central heating, unrestricted on street parking, and excellent storage.

EXTRAS

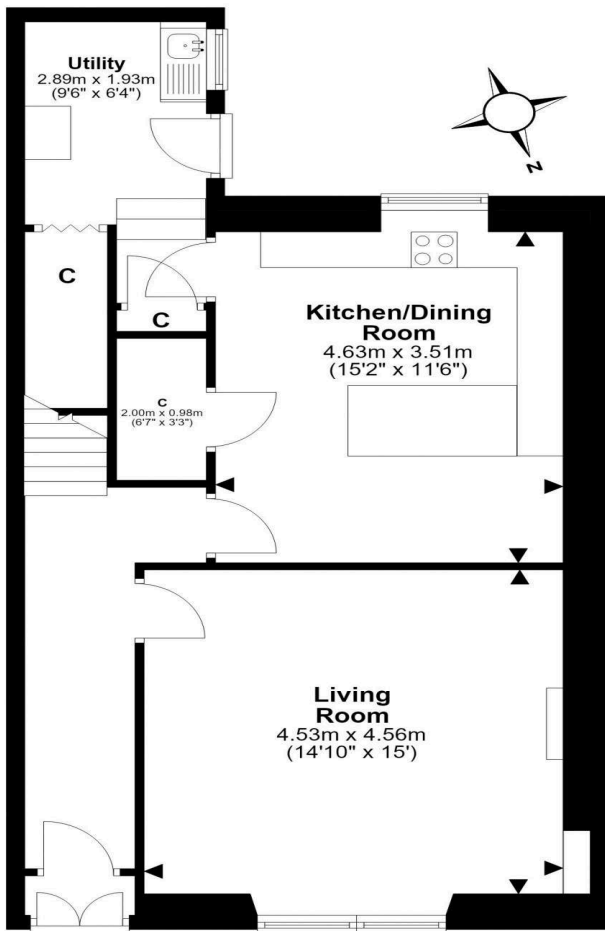
To include white goods, any curtains/blinds, wardrobe in bedrooms, light fittings and any garden sheds. The property will be sold as seen and the condition of any systems of a working nature will not be warranted

OFFERS

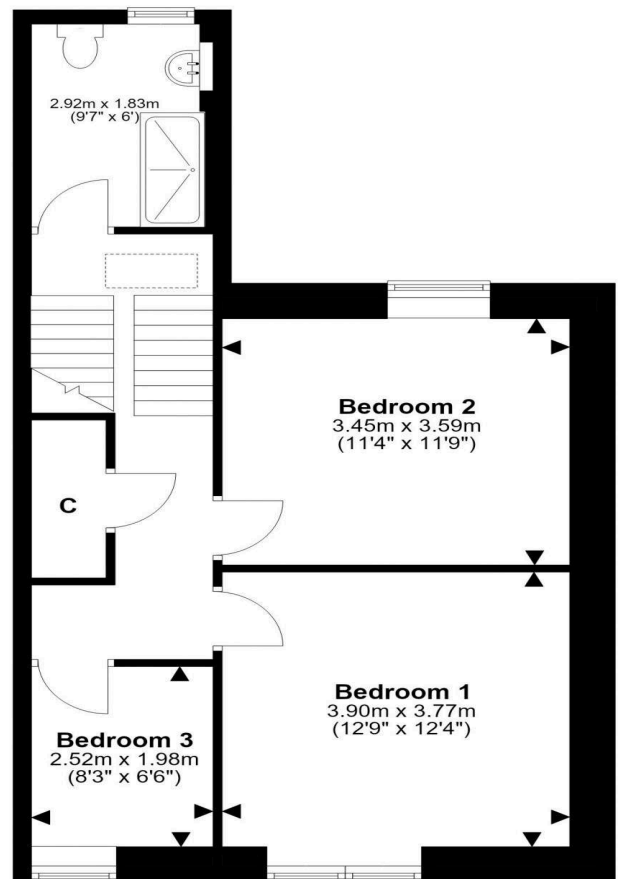
Offers Over £370,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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