OFFERS OVER £170,000

19b Goose Green Crescent
Musselburgh, EH21 7SJ

drummondmiller
Solicitors & Estate Agents



- Generously proportioned ground floor flat
- In good decorative order
- Livingroom, modern fitted kitchen
- Two good sized double bedrooms
- Stylish, modern shower room
- Gas central heating and double glazing
- Private gardens to front and rear, on street parking
- EPC Band D, Council tax band B

Description

Well-presented and well-maintained, this generously proportioned (71m sq) offers spacious and flexible accommodation, ideal for modern family living. The property benefits from gas central heating and double glazing throughout. The accommodation comprises a welcoming entrance hallway with three storage cupboards, a front facing livingroom with views down the river towards the mouth of the Esk, a modern fitted kitchen with integrated appliances, two generous double bedrooms, both with fitted storage and finally, a stylish modern, fully tiled shower room with two piece white suite and walk in glazed shower.













Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens & Parking

The front garden is enclosed by a wall and has a lawn with established borders. The larger, fully enclosed rear garden has a lawn, paved patio and a metal storage shed. There is unrestricted on street parking available to the front of the property.

Extras

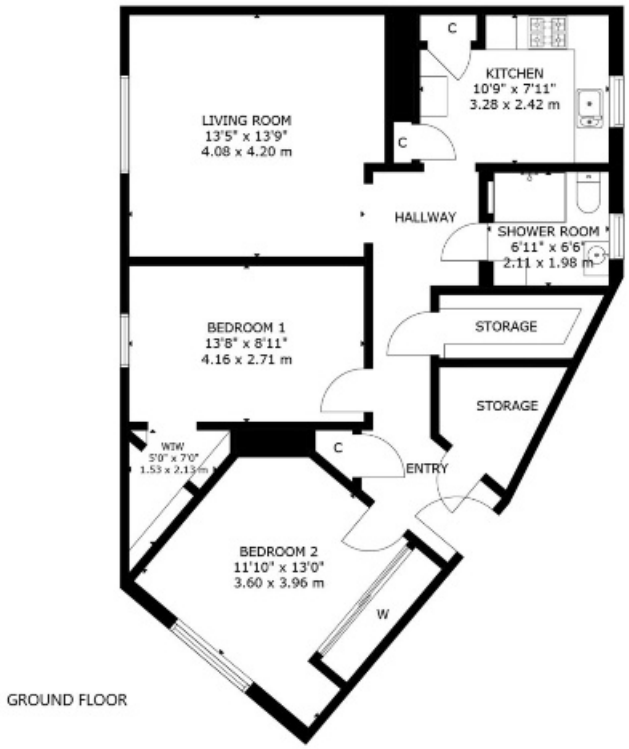
All the fitted floor coverings, blinds, curtains, integrated gas hob, oven, chimney style cooker hood, fridge/freezer, dishwasher and metal storage shed are included within the sale price.

Home Report

The property has been valued at £170,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





19B GOOSE GREEN CRESCENT MUSSELBURGH EH21 7SJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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