OFFERS OVER £325,000

43 Pinkie Road
Musselburgh, EH21 7ET

drummondmiller
Solicitors & Estate Agents



- Rarely available, extended, detached bungalow
- Hall, dual aspect livingroom with patio door to sunroom
- Modern fitted kitchen/breakfastroom with appliances
- Three double bedrooms
- Fully tiled family bathroom
- Gas central heating. Double glazing. Large partially floored attic
- Fully enclosed private rear garden. On street parking
- EPC Band D, Council tax band E



Description

This is a bright, rarely available and cleverly extended (99m sq) detached bungalow with private, fully enclosed rear garden. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises an entrance vestibule, hall, dual aspect lounge with gas fire set within an attractive surround, exposed wooden beams and patio doors to the sunroom with door to the garden, modern fitted kitchen/breakfast room with integrated appliances, exposed wooden beams, Belfast sink and a door to the sunroom. There are three generous double bedrooms, one of which has French doors opening out the rear garden, a fully tiled bathroom with three piece white suite including a shower attachment and screen over the bath and finally, there is a large, partially floored attic.











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 and parking

There is a generous, fully enclosed rear garden with lawn, paved patio, outside tap, small wooden shed and a gate to the front street. There is ample unrestricted on street parking available to the front of the property.

Extras

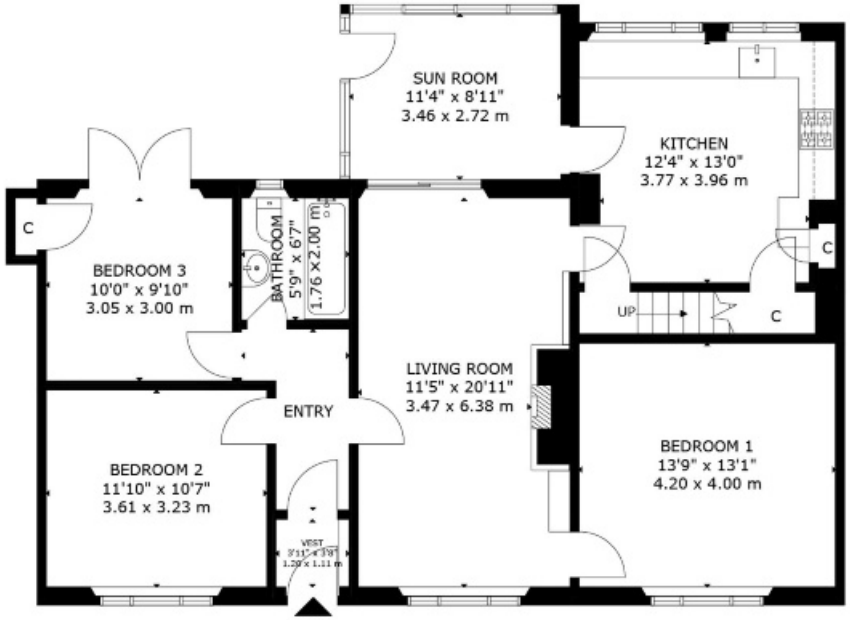
All the fitted floor coverings, blinds, 5 ring gas hob, oven, chimney style cooker hood, wine cooler, fridge, automatic washing machine and wooden shed are included within the sale price.

Home Report

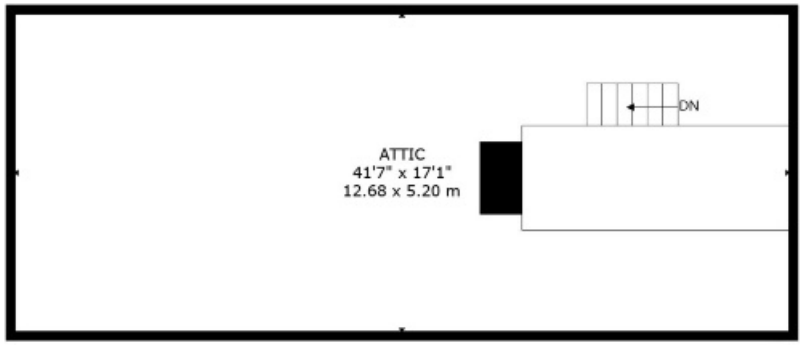
The property has been valued by a surveyor at £330,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone Agents 0131 665 3131



GROUND FLOOR



ATTIC

43 PINKIE ROAD MUSSELBURGH EH21 7ET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,722 SQ FT / 160 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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