

campbell
smith

99c Inveresk Road,
Musselburgh,
EH21 7AZ



- Upper/first floor flat offering great potential
- Ideally placed for town centre
- Entryphone
- Sitting room with corner bay window
- Kitchen
- 2 double bedrooms
- Bathroom with shower over bath
- GCH/DG
- Private rear garden

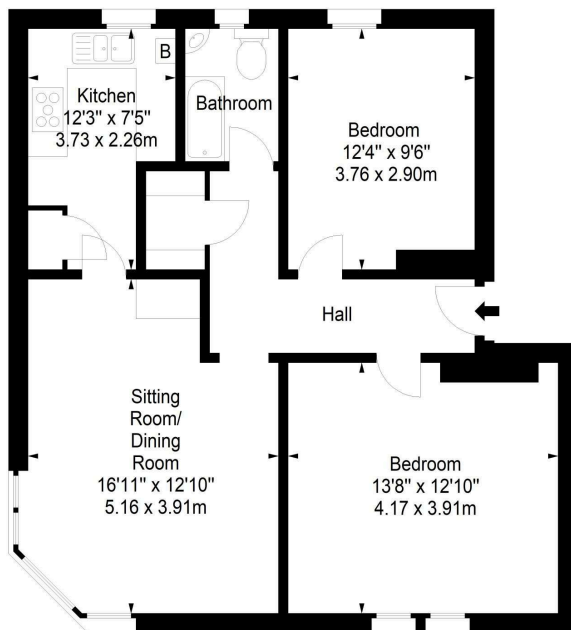




Inveresk Road,
Edinburgh, EH21 7AZ



Approx. Gross Internal Area
729 Sq Ft - 67.72 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
No warranty is given regarding the systems or any appliances. The property is sold as seen

 Buses
Pinkie Road - 26, 44, 108, N26, X26

 Shops
High Street plus Aldi & Tesco

 Schools
Musselburgh Grammer School and
Musselburgh Primary School

 Parking
On street around corner on Mansfield
Avenue

 Council Tax Band B

 EPC C

 Factor
None

£ Pricing & Viewing
For current price and viewing please
telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.