

**33 Cairds Row
Musselburgh, EH21 6LE**

OFFERS OVER £130,000



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- Rarely available semi detached bungalow
- Requiring complete modernisation and upgrading
- Lounge, fitted kitchen
- Double bedroom
- Bathroom and separate WC
- Partial gas central heating and double glazing
- On street parking
- EPC Band E, Council tax band B

Description

This is a rarely available semi detached bungalow (41m sq) in the heart of Musselburgh and well located for excellent amenities. In need of complete modernisation and upgrading but benefitting from partial gas central heating and double glazing, this would be an excellent opportunity to renovate and form a lovely home. The accommodation comprises hall with storage cupboards, side facing lounge with twin circular stained glass windows and gas fire, fitted kitchen with integrated gas hob, oven and chimney style cooker hood, double bedroom with twin fitted wardrobes, fully tiled bathroom with two piece suite and a separate WC.





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 ample unrestricted on street parking to the front of the property.

Extras

The integrated gas hob, oven and chimney style cooker hood are included within the sale price.

Home Report

The property has been valued by a surveyor at £135,000 and the Home Report is available to download via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





33/2 DOLPHINGSTONE VIEW PRESTONPANS EH32 9QU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 440 SQ FT / 41 SQ M
 All measurements and fixtures including doors and windows are approximate and
 should be independently verified.
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