



RE/MAX PROPERTY



2D Balcarres Place, Musselburgh,
East Lothian, EH21 7SA



A wonderful first floor apartment in an ideal locale. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Balcarres Place, Musselburgh, EH21 7SA.

The popular, traditional town of Musselburgh is situated south of the Firth of Forth and at the mouth of the River Esk. Surrounded by unspoilt countryside, the location offers delightful walks along the river, promenade and links. Leisure facilities include Musselburgh Racecourse, golf courses, theatre, harbour, and swimming pool/sports centre. The town has numerous shops, including banks, famous Lucas ice cream and a wide range of supermarkets including a large Tesco. Further high-street named shops and a multi-screen cinema can be found at nearby Fort Kinnaird and Straiton retail parks. There are excellent primary and secondary level schooling available within the town, and Queen Margaret University is easily accessible. Transport links to Edinburgh include a railway station and regular bus services. Road links include the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Entrance Hallway

Entrance to the property is through a upvc front door with window. The modern décor begins with fresh white painted walls and carpet to the floor. There is a built in cupboard for storage found in the hall. There is a ceiling light, an intercom handset, a radiator and a power point to complete this area.

Kitchen

1.212m x 4.309m (3'11" x 14'01")

The kitchen has several wall and floor mounted units with white frontages, coordinating black work surfaces and tiled splashbacks. The room is decorated with white painted walls and black tile effect vinyl to the floor. There is a tall fridge freezer, an integrated under counter oven, a four ring electric hob, an integrated extractor hood and an under counter washing machine, which will be included in the sale. The sink area comprises of a chrome mixer tap over a stainless-steel sink with drainer. Ceiling downlights and power points complete this room.



Lounge

3.730m x 5.512m (12'02" x 18'01")

Decorated with carpet to the floor, mainly white painted walls with a papered feature wall. A window to the front of the property allows in lots of natural light. There is a central fire with white surround and black hearth. A built in press cupboard provides storage and display space. Two ceiling lights, a radiator, and power points also provided.

Primary Bedroom

3.812m x 3.300m (12'06" x 10'09")

A spacious room which is finished with walls painted walls, a grey papered wall and carpet to the floor. The rear facing window allows in natural light and is complemented by a ceiling light. A built-in cupboard provides storage space. A radiator and power points complete the room.

Shower Room

1.301m x 2.004m (4'03" x 6'06")

The modern shower room boasts a white 3-piece suite comprising of a large shower cubicle with mains shower, a white gloss vanity unit with inbuilt sink, cupboard and back to wall toilet. Finished with light grey wet wall panelled walls and light wood effect vinyl to the floor. A window to the rear and ceiling downlights finish this space.

Garden Space

On street parking can be found to the front of the property. Shared garden space can be found to the rear of the property. The garden space is part paved and part finished with wooden decking.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

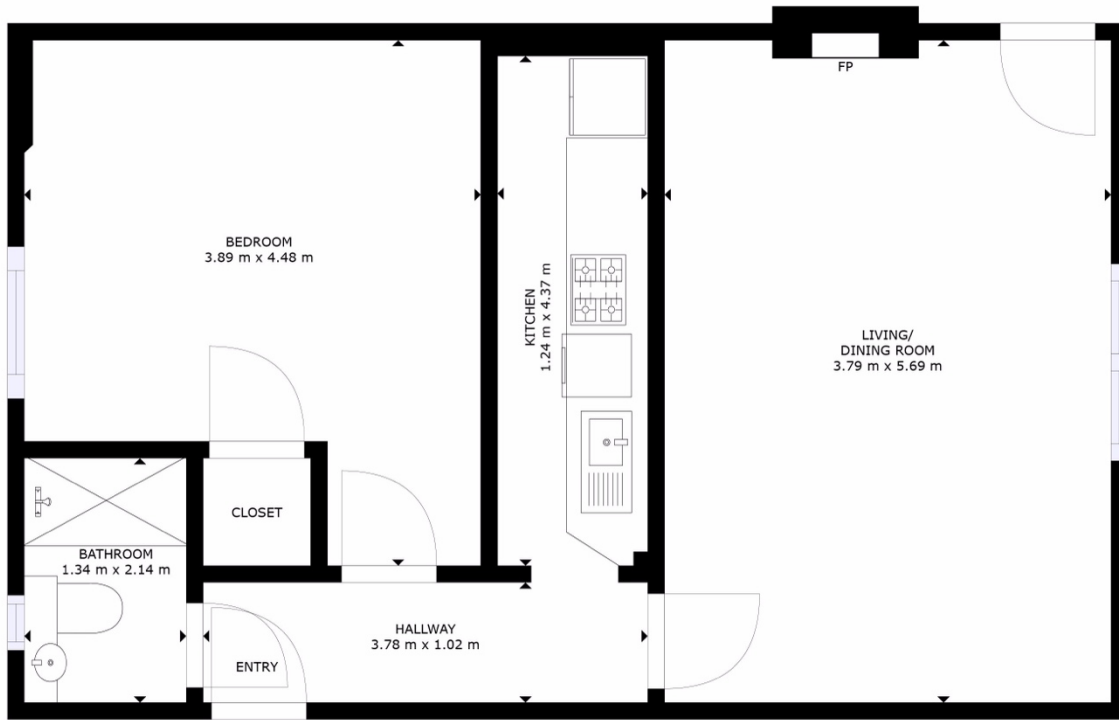
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



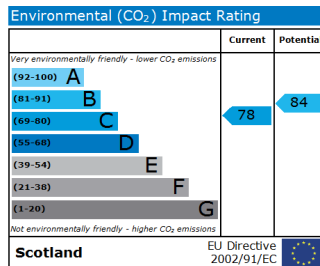
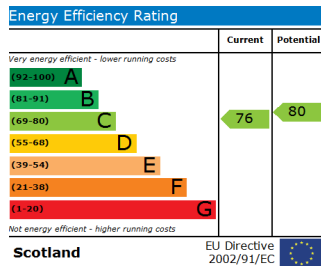




FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN: 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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