



**29c PINKIE ROAD
MUSSELBURGH
EH21 7ET**



**DOUBLE UPPER FLAT
FIXED PRICE
£165,000**

Early viewing is a must for this beautifully presented double upper flat which has been much improved by the present owners and is being presented to the market in immaculate order throughout. The property is conveniently located for easy access to the town centre offering a good selection of local shops and a Tesco Supermarket. There is also easy access to the City Centre with an excellent bus service and Train Station. Local recreational facilities include several golf courses, Brunton Hall Theatre, swimming and fine walks.

Accommodation in brief comprises: hall, generous lounge with fireplace, well fitted dining kitchen, good double bedroom, stylish 4 piece bathroom, upper hall with two further good bedrooms one with a dressing room off.

The property has the benefit of a well tended sunny and enclosed shared garden to the rear, double glazing and gas central heating.

FIXED PRICE £165,000

The property is entered via a well kept common stair shared with two other properties.

HALL

A welcoming broad hall giving access to all the lower accommodation and a carpeted staircase with wooden balustrade leads to the upper level,

LOUNGE Approx. 12'11" x 12'5"

A bright room with front facing twin windows. A feature of the room is the traditional styled fireplace with wooden mantle housing a living flame gas fire. Further features include cornice, ceiling rose and a storage cupboard which houses the central heating boiler.



DINING KITCHEN Approx. 14' x 8'3"

This room has ample room for formal dining and a pleasant outlook to the rear. Fitted with a good range of wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The appliances include a gas hob with overhead extractor and electric oven, there is also space for a fridge freezer and space and plumbing for an automatic washing machine. There is also a further useful storage cupboard, tiling to the splashback areas and tiled floor.

DOUBLE BEDROOM ONE Approx. 12'3" x 11'4"

A generous double bedroom with a recessed front facing window with storage below. The wardrobes in this room are included in the sale.

BATHROOM Approx. 12'6" x 5'9"

A beautifully appointed room fitted with a four piece suite comprising bath, shower cubicle housing a mains shower, counter sunk wash hand basin with vanity storage below finished in walnut wood effect and WC with concealed cystem and again finished in walnut wood effect. Fully tiled walls complemented with a border, tiled floor a ladder style radiator.

UPPER HALL

A bright upper hall with rear facing window and also giving access to bedroom two and three.

DOUBLE BEDROOM TWO Approx. 17'8" x 9'3"

A generous room with two front facing Velux windows and good eaves storage. A door opens to a useful dressing room providing hanging and shelving space.

DOUBLE BEDROOM THREE Approx. 14'4" x 8'9"

Also of good proportions and with two rear facing windows.

GARDEN

There is a sunny well tended shared garden to the rear accessed from the common stair. Enclosed by a high stone wall and in the main laid to lawn, the garden shed and the bunker store are to be included in the sale.

EXTRAS

The sale includes all fitted carpets, wardrobes in bedroom one and there are other items of furniture available if desired.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321 or 07805 827 753.

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH21 7ET

OFFERS

A Fixed Price of £ 165,000 is invited be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.