



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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MUSSELBURGH
56 INVERESK ROAD
EH21 7BQ

GSB PROPERTIES
TO VIEW TELEPHONE 01 620 825368 WEB www.gsbproperties.co.uk

MUSSELBURGH

56 INVERESK ROAD

EH21 7BQ

**TRADITIONAL, SPACIOUS GROUND
FLOOR FLAT
FORMING PART OF ATTRACTIVE
EDWARDIAN BUILDING**

**QUIET AND DESIRABLE CUL-DE-SAC
CLOSE TO TOWN, SHOPS
AND ALL AMENITIES**

REQUIRING SOME UPGRADING

**ENTRANCE VESTIBULE & HALL
SITTING ROOM WITH BAY WINDOW
MODERN KITCHEN WITH APPLIANCES
2 DOUBLE BEDROOMS
BATHROOM WITH SHOWER
ENCLOSED FRONT GARDEN
PRIVATE DRIVEWAY
GAS CENTRAL HEATING**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Musselburgh is a thriving town with an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool, water sports based on the harbour; various golf courses and numerous sports and social clubs. Its location provides fast and easy access to Edinburgh City Centre, the airport and motorway networks leading North and West and in addition, the town boasts two railway stations one at Wallyford and the other at Stoneyhill with excellent commuting time of around 8 minutes to Edinburgh Waverley Station.

Inveresk Road is pleasantly positioned to the southwest of the town in an enviable cul-de-sac, and its location couldn't be more convenient, within easy walking distance to all amenities, the Tesco Shopping centre, bus routes, schools and the River Esk.

Forming part of a handsome Edwardian terrace, this traditional lower villa flat offers good living accommodation with a flexible layout. It has been well maintained, is in good decorative order and its accommodation comprises entrance hall, sitting room with bay window, modern kitchen/dining room, two double bedrooms and bathroom. It also benefits from gas central heating. Outside there is an enclosed front garden and private driveway for convenient off-street parking.

This is a bright and sunny home with lots of further potential and ideal for those seeking ground floor living. Early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE

Accessed through double doors to small vestibule which in turn opens to the hall.

HALL 6.27m x 3.73m (20'7" x 12'3")

Gives access to most of the rooms in the property. Built-in cupboard housing the water tanks.

SITTING ROOM 4.90m x 4.26m (16'1" x 14')

With its high corniced ceiling this bright and sunny living room has a bay window overlooking the front, press cupboard and stone fireplace fitted with a living flame gas fire.

KITCHEN/DINING ROOM 4m x 2.13m (14'3" x 7')

Fitted with modern base and wall mounted units with a handy breakfast counter set within a small recess. Stainless steel sink unit with mixer tap and with plumbing for a washing machine. Gas hob, electric oven, extractor hood, fridge and washing machine. Part glazed door gives access to the rear of the building and courtyard walkway. Door to second bedroom.

BEDROOM 1 4.70m x 2.22m (15'5" x 7'3")

Double bedroom overlooking the rear of the house.

BEDROOM 2 4.09m x 2.06m (13'5" x 6'9")

Also to the rear; this is a second bedroom which could also be used as a dining room. Built-in cupboard housing the Combination boiler.

BATHROOM 3.36m x 1.27m (11' x 4'2")

Traditional galley-style fitted with WC, wash hand basin and bath with electric shower over. Glazed window.

GARDEN

Enclosed by a low stone wall and fencing, the front garden includes a paved pathway and flower and shrub beds. There is no rear garden.

DRIVEWAY

A driveway to the side/front of the house, provides convenient off street private parking.

EXTRAS

Included in the sale are all fitted carpets, light fittings, hob, oven, hood, fridge/freezer and washing machine.

COUNCIL TAX BAND – C

ENERGY RATING – E

