



MUSSELBURGH
7E INVERESK ROAD

OFFERS OVER £69,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

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WELL PRESENTED 3RD FLOOR FLAT SET WITHIN TRADITIONAL TENEMENT BUILDING

IMPROVED AND MODERNISED

IDEAL CENTRAL LOCATION WITHIN WALKING DISTANCE TO ALL AMENITIES

SHARED ENTRANCE STAIR OPEN-PLAN LIVING ROOM AND KITCHEN DOUBLE BEDROOM CLOAKROOM BATHROOM DOUBLE GLAZING GAS CENTRAL HEATING

HOME REPORT AVAILABLE

VIEWING: TELEPHONE

GSB PROPERTIES

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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 well placed to the Southside of the town, within easy walking distance to the High Street, the Tesco Shopping centre, bus routes to and from the City, schools and the River Esk.

The property offered for sale is a third floor one bedroom flat which has been improved and upgraded to include decoration, new carpeting and laminate flooring, double glazing and gas central heating serviced by a combination boiler. It should be noted that the gas and electric's are supplied by card meter units. In brief, the accommodation comprises shared hall and stairwell (with security entry phone system), entrance hall, an open-plan living room and kitchenette, large double bedroom, separate WC and bathroom with bath and wash hand basin. Outside there is a rear, shared garden/drying area.

This is a property that is ideal for first time buyers or indeed perfect as an investment opportunity. Early viewing is highly recommended.

IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

The Home Report valuation for this property is £82,000. Details of the Home Report can be

accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp180349&pc=EH217BJ> or through GSB Properties website

Accommodation

ENTRANCE HALLWAY

Accessed via a well maintained and upgraded communal hall and stairwell. There is also a security entry phone system in place, gas and electric meters.

HALL

Solid wood front door leads into the hall which gives access to all the rooms in the property. Hatch to cold water tank. Wall mounted entry phone unit, gas and electric meters.

LIVING ROOM AND KITCHENETTE

4.81m x 3.05m (15'9" x 10') excluding kitchen recess. Open-plan in-design, this bright and spacious combination room there is a window overlooking the front of the property. The Kitchenette recess which measures approximately 6'3" x 5'1", is fitted with a range of modern base and wall mounted units with tiling over the worktops and incorporates a moulded sink unit with mixer tap and with plumbing for a washing machine. Built-in gas hob and oven. Fitted carpet to living area and vinyl floor to the kitchen. TV connection point.

DOUBLE BEDROOM

4.50m x 4.12m (14'8" x 13'6")
Bright and spacious double bedroom with a window to the front and with a cupboard housing the gas central heating boiler. Laminate wood floor.

CLOAKROOM

Fitted with a coloured wash hand basin and WC. Extractor fan.

BATHROOM 1.86m x 1.55m (6'1" x 5'1")

Fitted with a coloured bath and built-in wash hand basin. Extractor fan.

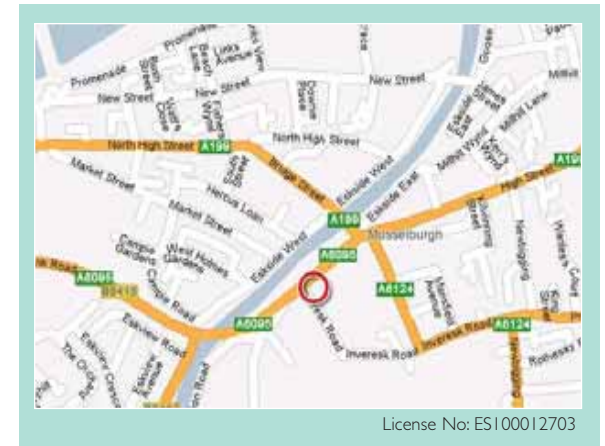
GARDEN

Positioned at the back of the building there is a large shared grassed area.

PARKING

On-street parking.

COUNCIL TAX BAND:A



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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