



MUSSELBURGH  
135/2 MARINERS QUAY  
OFFERS OVER £155,000



 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

# MUSSELBURGH

## 135/2 MARINERS QUAY

**OFFERS OVER £155,000**

**ATTRACTIVE 1ST FLAT SET  
WITHIN MODERN  
BUILDING  
CLOSE TO HARBOUR,  
SHORELINE AND TOWN**

**LOVELY OPEN SEA VIEWS**

**ENTRANCE HALL  
PART OPEN-PLAN LOUNGE  
AND FITTED KITCHEN  
2 BEDROOMS  
1 ENSUITE SHOWER ROOM  
BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
PRIVATE UNDERGROUND  
ALLOCATED PARKING  
SECURITY ENTRY SYSTEM**

**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368**

### 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**

### OFFERS TO:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368  
FAX: 01620 824671  
LPI Haddington DX 540733 Haddington

**ESPC**  
espc.com

## 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, the other at Stonehill with excellent commuting time of around 15 minutes into Edinburgh Waverley Station. There are also excellent bus services to and from the city and surrounding districts.

Mariners Quay forms part of a modern residential development, pleasantly situated on the western edge of the town and its location couldn't be more convenient – easy walking distance to the local shops, The Quay, Health and Fitness Recreation Complex (next door) and steps away from Musselburgh harbour and the promenade.

This spacious first floor flat offers spacious living accommodation with a flexible layout and has lovely open views from the back overlooking the sea. In brief, the accommodation comprises entrance hall, a part open-plan kitchen and lounge, two bedrooms, one with en-suite shower room and bathroom. It is also an easily and economically run home with double glazing and gas central heating and there are ample power outlets, TV and telephone connection points throughout. In addition there is private underground allocated parking for residents and a large parking bay in front of the property.

This is a bright, spacious and modern flat with lovely sea views. 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 on this property is £160,000.

Details of the Home Report can be accessed at <http://www.packdetails.com/notify.htm?sr=hp200361&pc=EH216DH> Or through GSB properties [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk) <<http://www.gsbproperties.co.uk>>

## Accommodation

### ENTRANCE

Accessed through a secured entry phone system to shared entrance hall and staircase.

### ENTRANCE HALL

Solid timber front door leads into the hall which in turn gives access to all the rooms on the property. Wall mounted entry phone unit.

### LOUNGE 5.61m x 3.79m (18'5" x 12'5")

Bright and spacious with floor-to-ceiling windows having fine open views overlooking the sea and sands, coastline and harbour. Deep cupboard housing both the gas and electric meters. Laminate wood floor.

### KITCHEN 3.02m x 2.79m (10' x 9'2")

Partially open-plan in design to the lounge, the kitchen area is fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine. Gas hob, electric oven and canopy extractor hood. Extractor fan and laminate wood floor.

### BEDROOM 1 4.24m x 2.81m (13'11" x 9'2")

Double bedroom with floor-to-ceiling window to the front.

### EN-SUITE SHOWER ROOM

Fitted with a modern white WC and wash hand basin set within a vanity unit and tiled shower enclosure with mains shower. Vinyl floor.

### BEDROOM 2 4.24m x 2.37m (13'11" x 7'7")

Larger single bedroom also to the front of the property.

### BATHROOM 2.37m x 1.96m (7'9" x 6'5")

Fitted with a modern white suite comprising wash hand basin and WC set within a vanity unit and bath with shower/mixer tap over. Built-in cupboard with Combi boiler and vinyl floor.

### PARKING

Contained underneath and accessed by an automatic entrance door at the front, there is private parking for all residents. The property has a designated allocated bay. There is also large parking bays to the front of the building providing ample residents and guest parking facilities.

### COUNCIL TAX BAND – E



License No: ES100012703