

CHAMPVRAIE

PROPERTY

8E Downie Place, Musselburgh, EH21 6JW



OFFERS OVER
£135,000

ABOUT THIS HOME

Welcome to the epitome of contemporary living at 8E Downie Place, Musselburgh. This spacious second-floor apartment unveils a fantastic combination of style and functionality, offering a unique opportunity for both discerning first-time homebuyers and astute investors.

Step into 8E Downie place with a large main double bedroom with great potential for decoration. In addition, the property comes with a generous second double bedroom for cosy comfort. The thoughtfully designed bathroom features a refreshing electric powered shower with surrounding white tiles and cream painted walls.

The heart of this residence is the expansive combined living room and kitchen, a versatile space where natural light pours through large PVC windows, creating an atmosphere of warmth and openness. This seamless integration of living and dining areas makes it perfect for both intimate gatherings and comfortable everyday living.

Indulge your culinary aspirations in the well-appointed kitchen, equipped with a gas hob supply. Large storage cupboards in the kitchen and hall cater to the need for ample storage, seamlessly combining practicality with aesthetics.

Situated adjacent to Fisherrow Links Park and a short walk from the beach, this property offers a lifestyle of leisure and coastal enjoyment. Enjoy the lush greenery of the park or take a leisurely stroll along the sandy shores, embracing the coastal charm of Musselburgh.

Benefiting from gas central heating, this apartment ensures a cozy ambiance throughout the seasons. Centrally located, the property provides easy access to Musselburgh's amenities, making it a convenient and desirable place to call home.

Priced competitively at offers over £135,000, 8E Downie Place is not only an inviting prospect for those taking their first step onto the property ladder but also a compelling opportunity for investors seeking a lucrative buy-to-let option. Seize the chance to make this property your own—contact us today to arrange a viewing and discover the boundless potential that awaits in this stylish Musselburgh residence.



SPECIFICATIONS

General Home

- Gas central heating and hot water with annually serviced boiler.
- Annually serviced gas hob.
- Great storage space.
- Two double bedrooms, one with very large space.
- Modern PVC windows.
- Tested interlinked smoke and heat alarms.
- Electric powered shower.
- Mixture of carpets and hard flooring.
- Unrestricted parking.
- Large storage cupboards.
- Walking distance to the beach and high street.



KITCHEN



LIVING ROOM



MAIN BEDROOM



SECOND BEDROOM

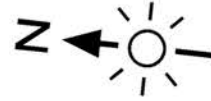


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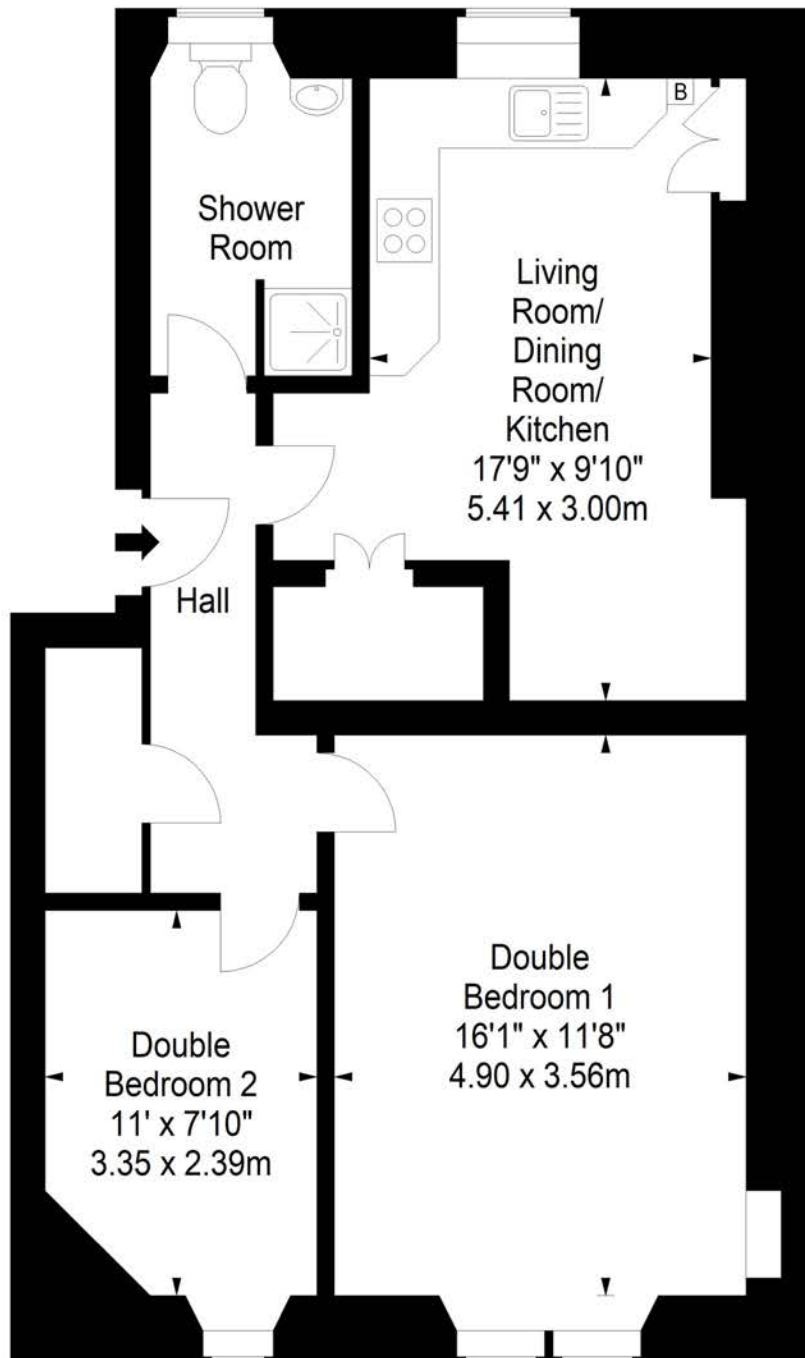


FLOOR PLAN

**Downie Place,
Musselburgh, EH21 6JW**



Approx. Gross Internal Area
661 Sq Ft - 61.41 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor

GET IN TOUCH

Information for interest parties;

Fixtures and Fittings:

Only appliances specifically mentioned in the sales particulars are included in the sale price.

Services:

Gas central heating, mains water, electricity, broadband, Storage Room.

Council Tax Band: B

EPC Rating: D

Tenure

Freehold

Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.

CHAMPVRAIE LTD

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