



127c North High Street, Musselburgh, East Lothian, EH21 6JE

Well-Presented One-Bedroom, Second-Floor (Top) Flat

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Property Description

Well presented, one-bedroom, second-floor (top) flat, forming part of an established residential development. Quietly set back from the High Street, in the centre of the picturesque town of Musselburgh, East Lothian.

Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom, and a shower room.

Ready-to-move-in with a stylish kitchen and bathroom, a separate utility cupboard, contemporary decor, and spot lighting. In addition, there is gas central heating, double glazing, and a walk-in bedroom wardrobe.

Accessed via a shared walkway from the High Street, the property has a secure entry system and a bright communal stair.

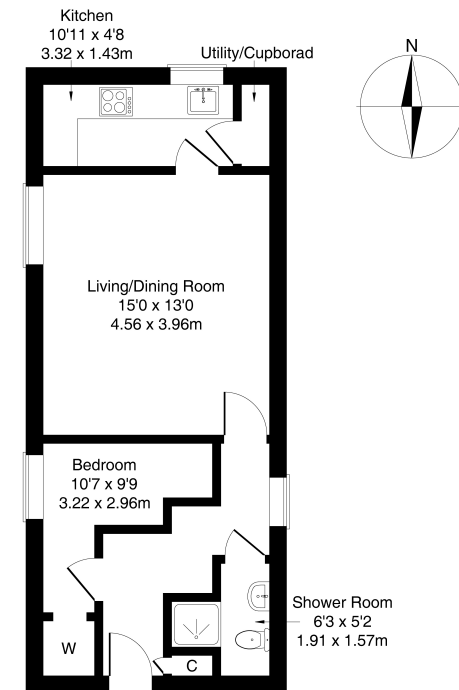
An entrance welcomes you into the property, providing access to all rooms and leading to a spacious living room with carpeted flooring and a large window that lets plenty of natural light flow throughout the space. This area also provides access to the kitchen, which is finished with granite-effect countertops, a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, along with a washing machine and a fridge/freezer included in the sale.

Moving through to the bedroom, this has been finished in light tones with tasteful décor and features carpeted flooring. Completing the property is the shower room, which comprises a three-piece suite.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh, known as "The Honest Town," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the

Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.





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