



Estate Agents and Solicitors

3E Harbour Court, Harbour Road, Musselburgh, East Lothian, EH21 6DL

Tastefully Presented and spacious, Two-Bedroom, Third-Floor (Top) Apartment

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Property Description

Tastefully presented and spacious, two-bedroom, third-floor (top) apartment, with an allocated parking space and superb views. Forming part of a modern development in the heart of Musselburgh, adjacent to shopping and the harbour seafront.

Comprises an entrance hallway, a semi-open-plan living/dining room and kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, quality flooring throughout, and a modern bathroom suite. With views down the East Lothian coast, there is also electric heating, and large tilt-and-turn windows with balconettes.

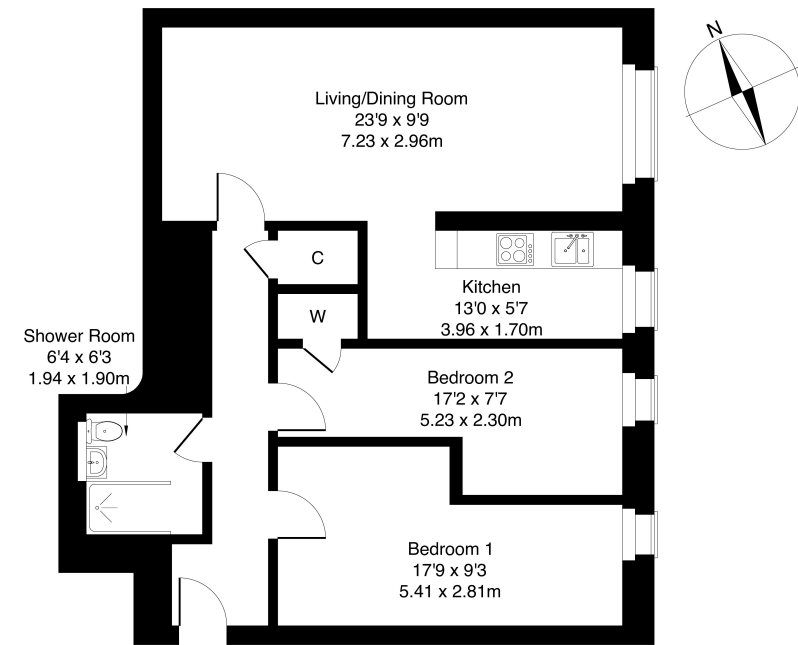
The development also provides a lift service, a secured entry system, and an allocated parking space in a secure car park.

An inviting entrance welcomes you into the property and leads through to the large and spacious dining/living room, complete with contemporary flooring throughout and light, neutral décor. The kitchen is set just off the living area and is finished with granite-effect countertops, a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven, electric hob, and washing machine.

Towards the front of the property are the bedrooms, with bedroom one featuring carpeted flooring to create a warm and comfortable environment, while bedroom two is finished with wood-effect flooring. Completing the property is the shower room, fitted with a three-piece suite including a walk-in electric shower and a ladder-style radiator.



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Third Floor

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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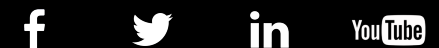
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