



3d Fishers Wynd
Musselburgh, EH21 6JF

A

"3d Fishers Wynd is a well-presented, first floor flat situated in the popular town of Musselburgh "

- SECURE DOOR ENTRANCE
- STAIRWELL
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXTERNAL STORAGE CUPBOARD
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

3d Fishers Wynd is a well-presented, first floor flat is ideal for those who are looking for a first-time buyer and is situated in the popular and sought-after East Lothian town of Musselburgh.

Located close to excellent amenities, transport links and within walking distance to Musselburgh Beach and Promenade.

Offered to the market in excellent condition, the property can be accessed via a secure entry system and well maintained stairwell; entrance hallway with excellent storage, leading to a dual aspect corner living/dining room with feature fireplace; spacious kitchen fitted with a contemporary wall and base units with built-in hob, oven and hood; two large double bedrooms, one with bay window and a modern bathroom comprises of a white three-piece suite with shower over bath.

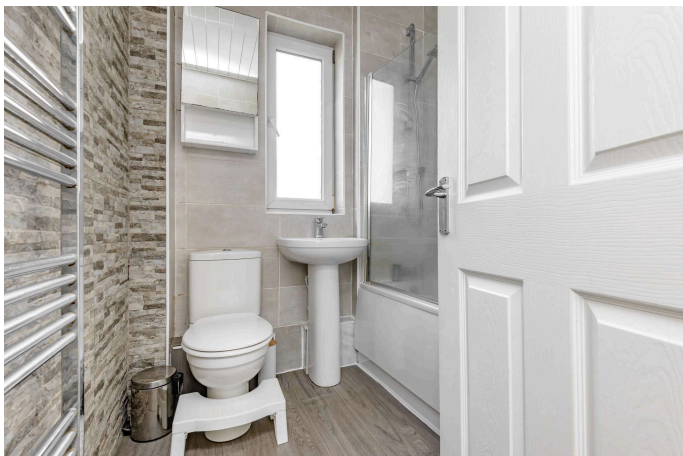
Further benefits include double glazing and gas central heating, communal garden located to the rear of the property together with an external store and further private store cupboard is located on the first-floor landing. There is ample unrestricted parking is available to the front of the property and surrounding streets.

EPC RATING

The energy efficiency rating for this property is band C

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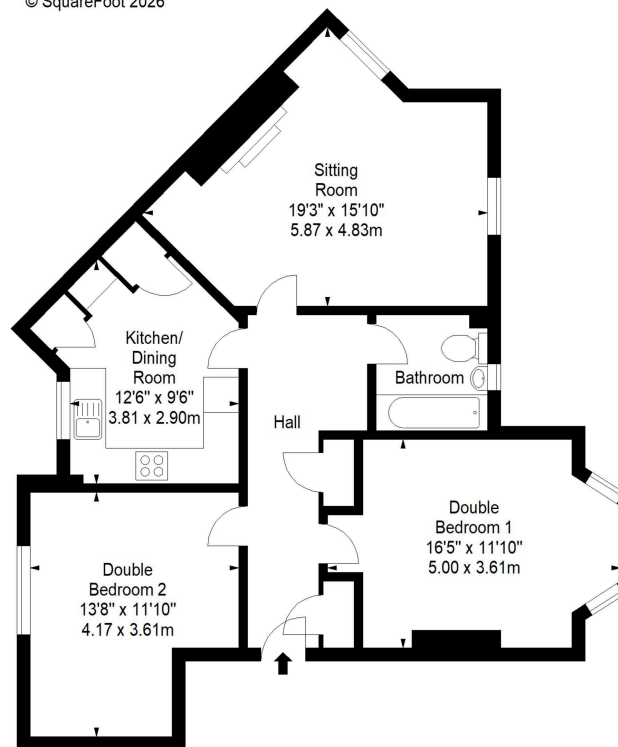
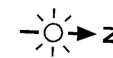
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Musselburgh,
East Lothian, EH21 6JF



Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
For identification only. Not to scale.
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