



35E NEWBIGGING

Musselburgh, EH21 7AL



1

Public Room



2

Bedrooms



1

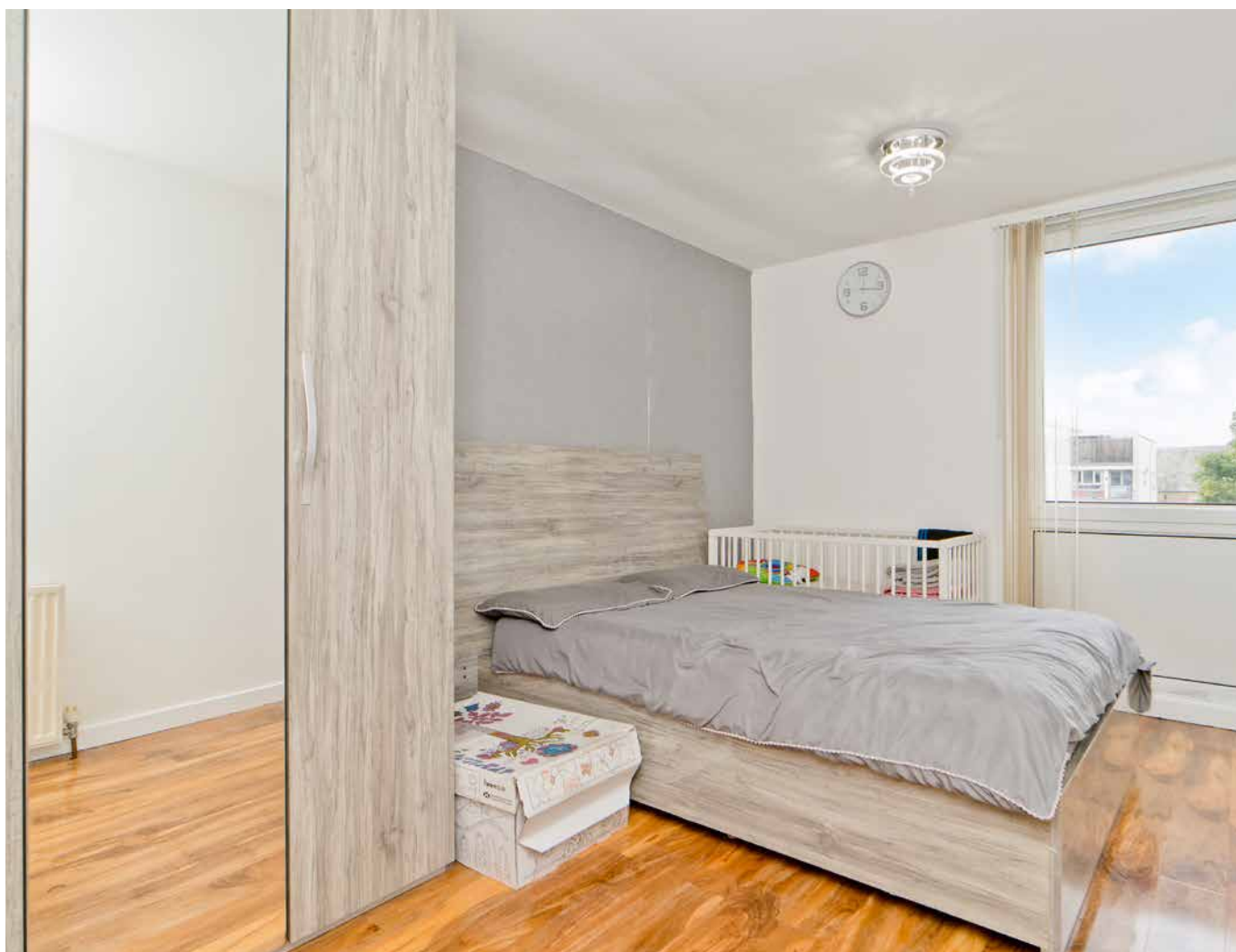
Bathroom

35E NEWBIGGING

This bright two-bedroom second-floor flat is set within an established residential development in the heart of Musselburgh. Ideally located for enjoying this vibrant coastal town, 35e, Newbigging is within easy walking distance of shops, cafés, supermarkets, and excellent transport links, while the beach, harbour, and scenic riverside walks are all close by. Regular rail and bus services provide swift connections to Edinburgh, making the home an excellent choice for commuters, first-time buyers, and downsizers alike. Inside, a sunny living room with a private balcony, a well-appointed galley kitchen, and two generous bedrooms create comfortable, easy-to-maintain accommodation.

Extras: All fitted floor and window coverings, light fittings, and appliances(TBC) are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.





C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

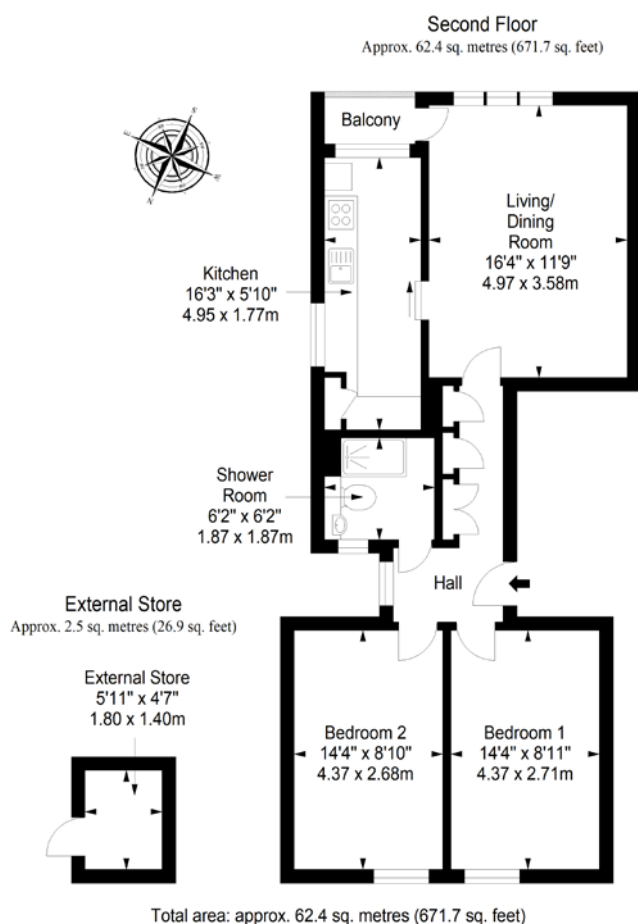
By appointment only
with Gilson Gray on
01620 893 481

Features

- Second-floor flat in Musselburgh
- Part of an established residential development
- Secure shared stairwell with phone entry system
- Entrance hall with storage
- Sunny and spacious living room with balcony
- Well-appointed galley-style kitchen
- Spacious main bedroom
- Versatile second double bedroom
- 3pc shower room with wall-hung mirror and storage
- Communal garden
- Private external store
- Residents' parking

MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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