

COULTERS[©]

13B HIGH STREET

MUSSELBURGH, EAST LoTHIAN, EH21 7AD

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and fully refurbished throughout, 13B High Street is an impressive three-bedroom first-floor flat occupying a particularly attractive position within the heart of Musselburgh. Set within a handsome traditional building, the property combines generous proportions and period character with a stylish, contemporary finish.

KEY FEATURES



A beautifully refurbished flat, superbly positioned in the heart of Musselburgh.



Three generous double bedrooms, one with an en-suite.



Private rear garden.



Private residents parking.



Within walking distance of all amenities.



Fantastic transport links nearby.

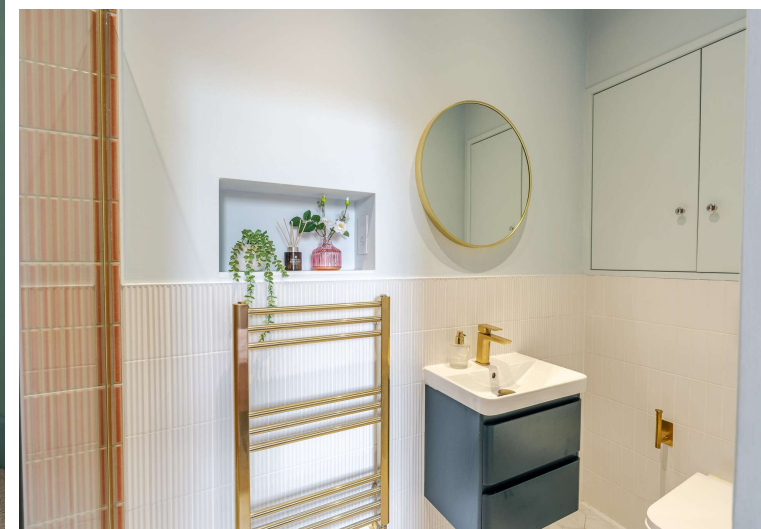


EPC Rating - D



Council Tax Band - E





At the heart of the home is the beautifully appointed sitting room, a generous and inviting space with dual-aspect windows that flood the room with natural light. The deep green walls complement the traditional shutters and attractive proportions, while a feature fireplace creates an appealing focal point. There is ample room for both comfortable seating and dining, making this a versatile space for everyday living and entertaining.

The stylish contemporary kitchen has been thoughtfully designed and finished, combining attractive cabinetry with excellent storage and integrated appliances. A large window brings plenty of natural light into the room, while the useful window seat creates an appealing spot for informal dining or enjoying the outlook.



MORE INFORMATION

There are three generously proportioned and versatile double bedrooms, providing excellent flexibility for family living, guests or working from home. The principal bedroom is particularly spacious and benefits from a stylish en-suite shower room.

The property is further complemented by a beautifully finished family bathroom, featuring a bath with overhead shower, contemporary vanity unit and striking terrazzo-style tiling. A separate WC adds further convenience.

Throughout, the property has been carefully refurbished to create a home that feels fresh, modern and highly individual, whilst retaining the charm and character of its traditional setting. Original-style features, generous room proportions and attractive detailing sit comfortably alongside contemporary kitchens, bathrooms and fittings.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network which offers regular day and evening services.

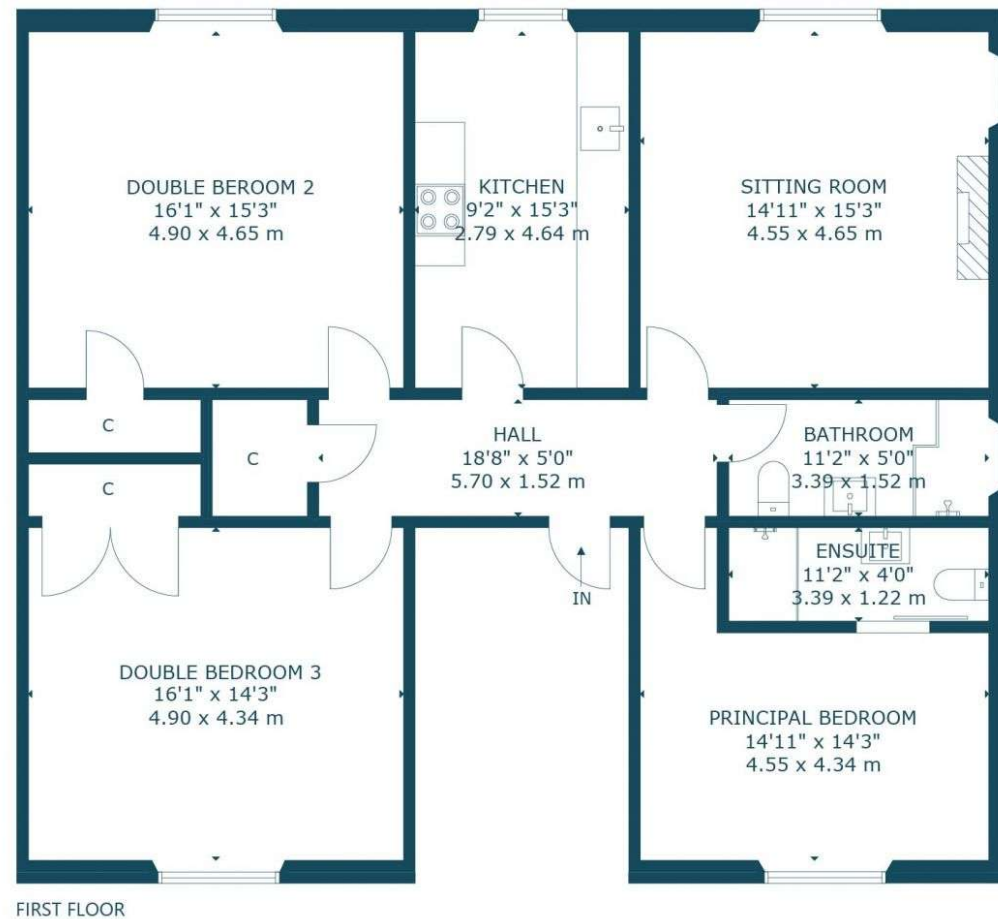
EXTRAS

All fitted floor coverings, curtains, blinds, light fittings (excluding the light in the sitting room) and all kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £310,000







13B HIGH STREET, MUSSELBURGH, EAST LoTHIAN, EH21 7AD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,310 SQ FT / 122 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.