



Solicitors & Estate Agents



22G South Street

Musselburgh | East Lothian | EH21 6AT

This spacious and beautifully presented second floor flat is pleasantly situated within the heart of the sought after coastal town of Musselburgh, just a short walk from Fisherrow Harbour, fantastic local amenities and transport links. The property which is presented to the market in move-in condition would undoubtedly appeal to the first time buyer or young professionals.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  On-street parking
-  EPC rating – C
-  Council tax band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, spacious and bright lounge, modern fitted kitchen, light and airy bedroom and contemporary fitted shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen.

Parking

On-street parking is available to the front and surrounding area and there is a shared drying area to the rear.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

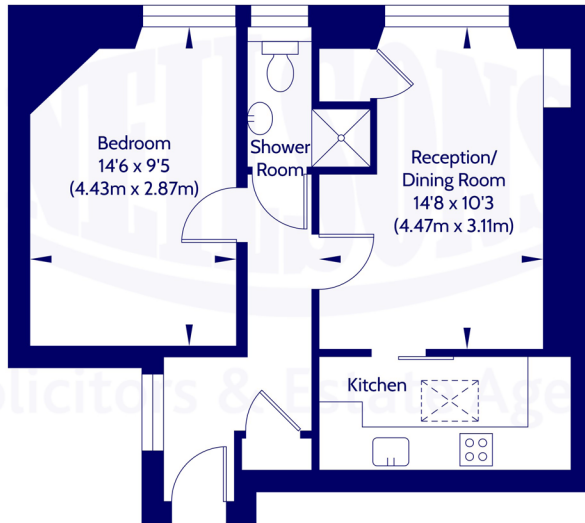
Musselburgh is an historic, coastal town in East Lothian, located to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes and bars. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. The property is within a short walk of the Promenade and Fisherrow Harbour, providing delightful walks together with a variety of sporting facilities. Musselburgh is renowned for its famous golf course, and the area provides a local leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport service which runs to Edinburgh City Centre and surrounding areas, and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 41 Sq M / 443 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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