



2 Harbour View, 204 New Street
MUSSELBURGH | EH21 6EL


warners
solicitors & estate agents



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Superbly positioned only a stone's throw from Fisherrow Harbour and the beach is this most appealing ground floor apartment, enjoying views out to the harbour, complete with terrace and allocated parking space. Musselburgh's excellent amenities and great transport links are within easy reach of this property, which would be ideal for a first time buyer couple or anyone downsizing to easy access accommodation.

Living space -

- Generous sized living/dining room offering space for relaxation, dining and entertaining, with two front facing windows ensuring maximum natural light
- Private terrace with space for seating and views towards the waterfront
- Fitted kitchen
- Principal double bedroom benefiting from built-in wardrobe and cupboard storage
- Second single bedroom
- Fully tiled bathroom with mixer tap shower attachment and chrome heated towel rail
- Entrance hallway

Features -

- Views out to Fisherrow Harbour
- Gas central heating
- Double glazing
- Security entryphone system into communal stairway
- Allocated parking space within residents car park to rear
- On street parking

Council Tax E and Energy Rating C

Factor fee is approximatley £100 per month, payable to Hacking and Paterson.

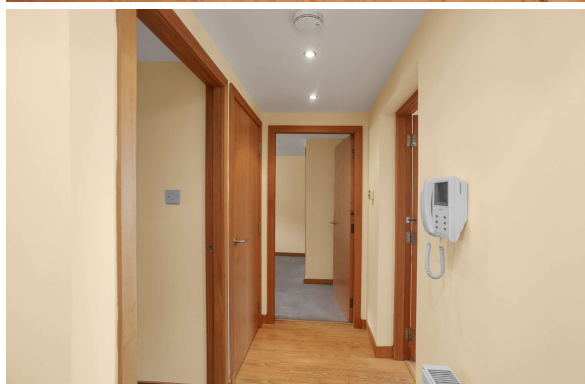
Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

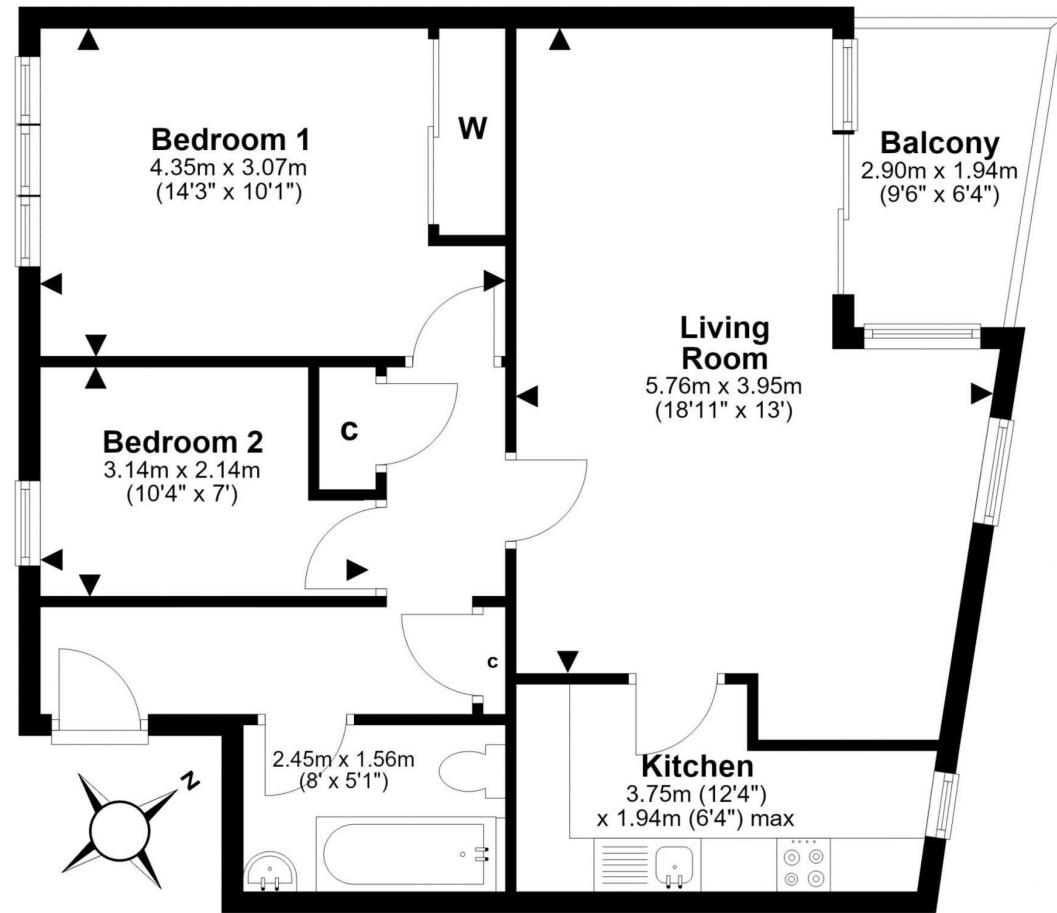
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.