



34a South Street
Musselburgh, EH21 6AT

A

"34a South Street is a larger than average one bed traditional ground floor flat quietly situated in Musselburgh"

- HALLWAY
- SITTING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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

34a South Street is a larger than average one bed traditional ground floor flat in a prime position and quietly situated midway between the scenic banks of the River Esk and the bustling high street. This is an ideal first time buy or investment purchase in a great location, offering generous sized accommodation with plenty of sunlight flooding in through the windows. The accommodation comprises: hallway; bright and good sized sitting room with wood effect flooring and space for dining table and chairs; compact fitted kitchen with wall and base units, tiled splashbacks, an integrated oven and hob, sink and a washing machine; a generously proportioned double bedroom benefiting from a large window letting in a good amount of natural light and a shower-room with electric shower. Further benefits include gas central heating and double glazing ensure comfort and warmth. Access is through the communal entrance stair to the rear of the building, where the shared garden is also located.

EPC RATING

The energy efficiency rating for this property is band D

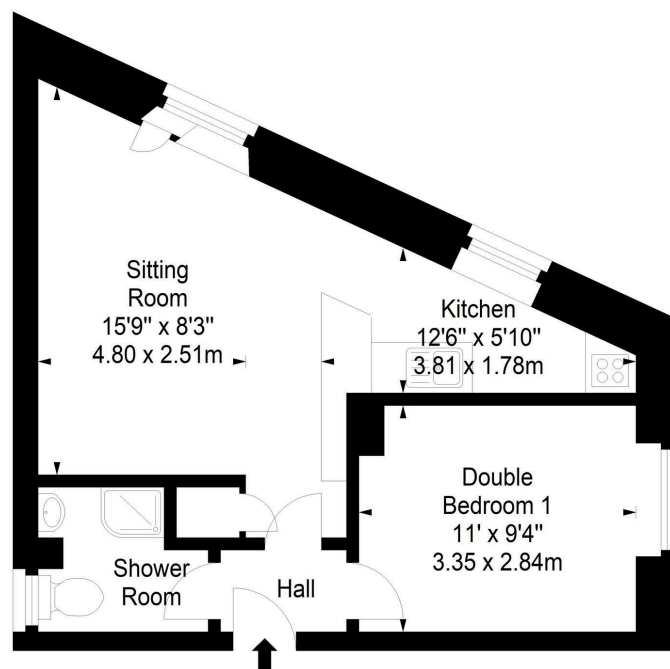
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Musselburgh,
East Lothian, EH21 6AT



Approx. Gross Internal Area
398 Sq Ft - 36.97 Sq M
For identification only. Not to scale.
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Ground Floor

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