



27C Newbigging
Musselburgh, EH21 7AL

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"27C Newbigging is a beautifully presented two-bedroom, first floor flat in an enviable location"

- SECURE DOOR ENTRY
- HALLWAY
- SITTING/DINING ROOM
- BALCONY
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES





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

27C Newbigging is a beautifully presented two-bedroom, first floor flat in an enviable location and boasting access to a roof terrace. This stunning apartment has been decorated to a high standard and is offered to the market in genuine move in condition.

Accommodation comprises: secure door entry; bright entrance hallway with numerous cupboards leads through to the spacious living/dining room which lets in plenty of natural light and a balcony; well-appointed kitchen lies just off the living room and is of an excellent size; double bedroom one with fitted wardrobes; double bedroom two and a modern bathroom with shower overhead completes the accommodation.

Further benefits include gas central heating, double glazing, external storage cupboard accessed from the communal entrance, residents car park with plenty of unrestricted spaces and excellent local amenities on Musselburgh High Street and a nearby Tesco. Great transport links including regular bus service, easy access to A1 and beyond.

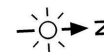
EPC RATING

The energy efficiency rating for this property is band C

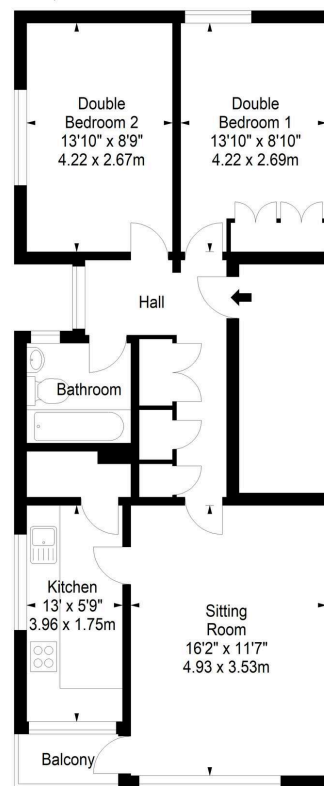
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Musselburgh,
East Lothian, EH21 7AL



Approx. Gross Internal Area
683 Sq Ft - 63.45 Sq M
For identification only. Not to scale.
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First Floor

ēspc

zoopla

OnTheMarket

rightmove

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