

COULTERS[©]

7B KING STREET

MUSSELBURGH, EAST LoTHIAN, EH21 7ER

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional stone-built tenement, 7B King Street is a well-proportioned ground floor flat conveniently located in the heart of Musselburgh, within easy walking distance of a wide range of local amenities and excellent transport links. The property offers generous living space, a double bedroom and access to shared garden grounds.

KEY FEATURES



Spacious ground floor flat.



One generous double bedroom.



Shared rear garden.



On-street parking.



Within walking distance of all amenities including fantastic transport links.



Musselburgh Beach and Harbour nearby.

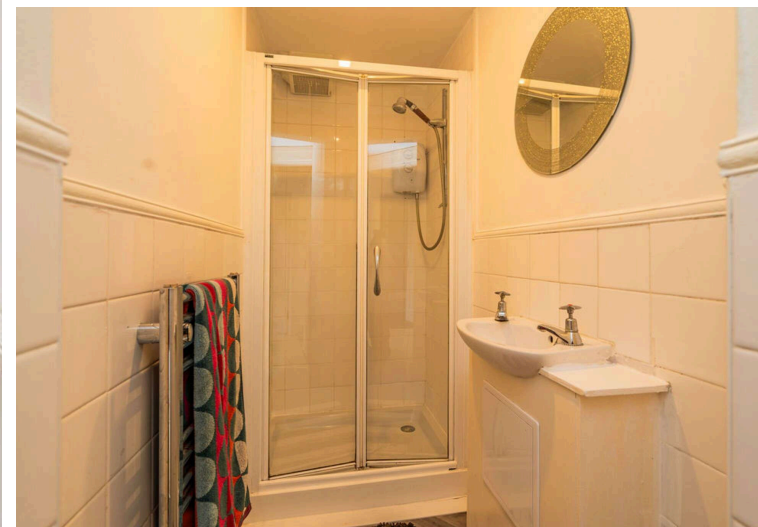


EPC Rating - D



Council Tax Band - B





The accommodation comprises a welcoming hallway, leading through to the spacious open-plan sitting room and kitchen. The sitting room is an excellent size and benefits from a feature fireplace with a traditional surround, providing an attractive focal point. There is ample space for both comfortable seating and dining, while the kitchen is neatly incorporated within the room and is fitted with a range of wall and base-mounted units, worktop space and integrated appliances.

The double bedroom is well proportioned and benefits from a large window overlooking the garden grounds, creating a pleasant outlook and allowing plenty of natural light into the room. A shower room and separate WC complete the accommodation. The property further benefits from access to shared garden grounds to the rear of the building, providing useful outdoor space.



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 directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian. Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS

The blinds, light fittings, fitted floor coverings and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £140,000



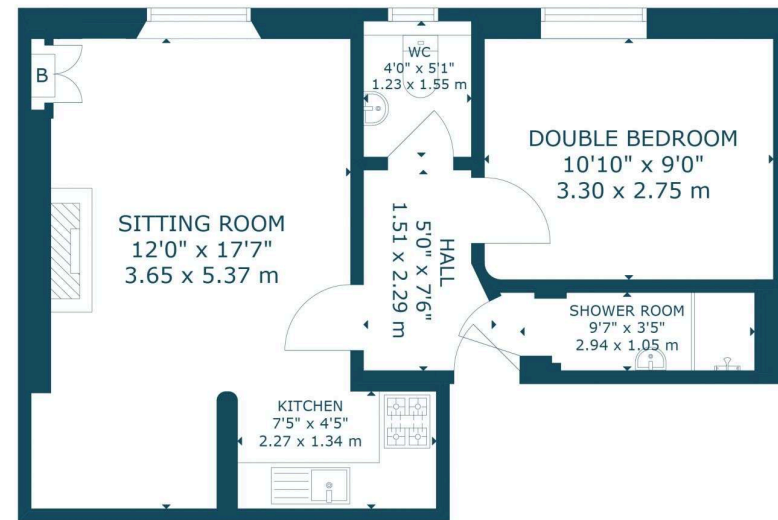
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GROUND FLOOR

7B, KING STREET, MUSSELBURGH, EH21 7ER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 425 SQ FT / 39 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.