



RALPH SAYER
SOLICITORS & ESTATE AGENTS

34b Pinkie Road

Musselburgh EH21 7ES

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Lovely two bedroom first floor flat forming part of a traditional tenement in popular Musselburgh. Boasting Victorian proportions, with soaring high ceilings, original stripped floorboards and fireplaces. The High Street, is only a short walk away offering a wide range of amenities, including independent shops, cafés and bistros.

On entering a welcoming hallway leads to the heart of the home: a fabulous, open-plan reception space perfect for modern living. A stylish 'shaker' kitchen is tucked away along two walls, topped with solid wood worktops. The living area is a relaxed space. A large casement window frames a leafy outlook over the shared garden. There are two bedroom, one to the front and one to the rear. The south-facing main bedroom to front has particularly impressive proportions. Both rooms share a pristine three-piece bathroom finished in stylish 'metro' tiling and a convenient over-bath shower.



Property Summary

- Traditional first floor flat
- Open-plan lounge & kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared rear garden
- Un-restricted on-street parking
- EPC Rating - D | Council Tax Band - B

Extras: fitted floors, light fittings, blinds, integrated larder fridge and washing machine, to be included in the sale.



Home Report Value - £180,000





Charming
first floor flat,
in popular
Musselburgh





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

The popular coastal town of Musselburgh is situated on the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The traditional High Street, is lined with a variety of shops and eateries. There are a range of supermarkets including a large Tesco and Fort Kinnaird retail park is a short driveaway. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Musselburgh is a gateway to the beautiful East Lothian coastline, beaches and golf courses. Transport links include a railway station and regular bus services. Easy access to the A1 and the City Bypass