







7d Newbigging

Musselburgh, EH21 7AJ

A

"7d Newbigging is a bright and spacious first floor flat forming part of a 1950s six in a block"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITES
- 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. 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

Situated in the popular coastal town of Musselburgh, this well-proportioned first-floor flat offers spacious and versatile accommodation extending to approximately 70 sq m. The property comprises a welcoming entrance hall providing access to all rooms, a generously sized, front-facing living room and a separate kitchen/breakfast room fitted with ample floor and wall-mounted storage units, with additional space for dining. There are two well-proportioned bedrooms, both benefiting from built-in wardrobe space. Completing the accommodation is a fully tiled bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, double glazing private west-facing rear garden and access to a communal rear garden. Offering a practical layout with well-balanced living and bedroom accommodation, this appealing property is likely to attract a range of buyers.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

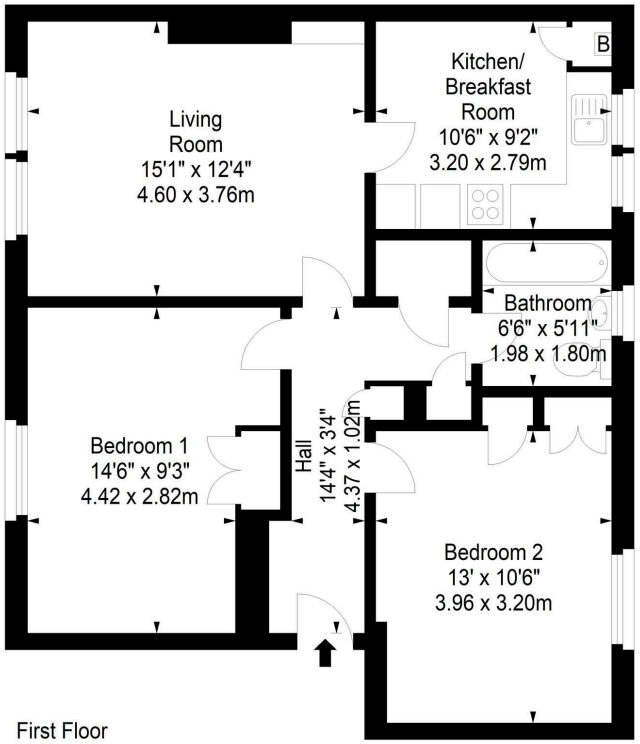




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Musselburgh,
East Lothian, EH21 7AJ

SquareFoot

Approx. Gross Internal Area
749 Sq Ft - 69.58 Sq M
For identification only. Not to scale.
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First Floor

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