

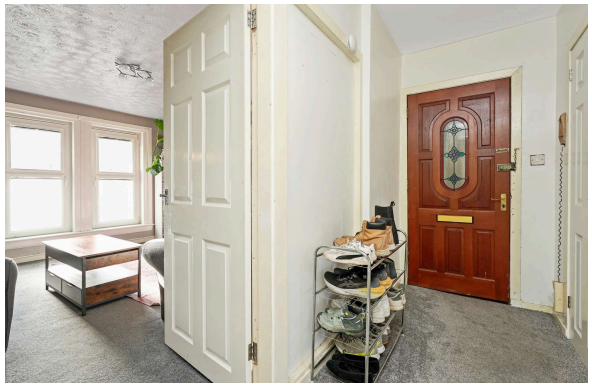
107A North High Street

MUSSELBURGH | EAST LOTHIAN | EH21 6JE

warners
solicitors & estate agents







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Most appealing first floor flat forming an ideal first time purchase featuring contemporary style fittings and a south-facing aspect to front.

The property has a good position just off the main road section of North High Street and is only a short walk from the excellent range of shopping and transport links on offer within this popular seaside town.

Living space

- Bright, twin windowed living room
- Beautifully fitted kitchen showcasing grey gloss units and ample worktop space
- Principal double bedroom benefiting from built-in wardrobe
- Second double bedroom
- Stylish shower-room attractively fitted out with a wetwalled cubicle/ electric shower and bowl wash basin set on vanity shelf with built-in storage below
- Entrance hallway with shelved cupboard

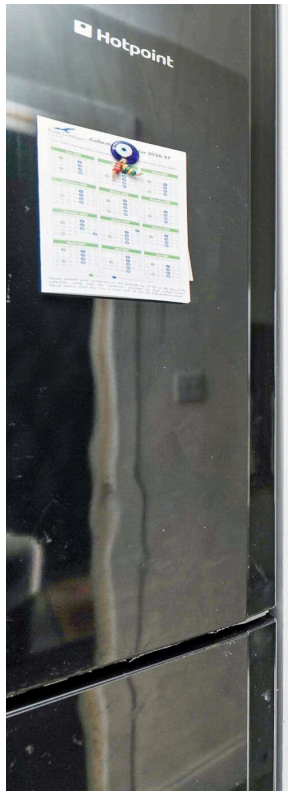
Features

- Double glazed windows
- Electric heating
- Shared rear garden
- On-street parking
- Huge choice of local shops and amenities
- Lovely coastal and riverside walks nearby

Energy Rating D. Council Tax band C.

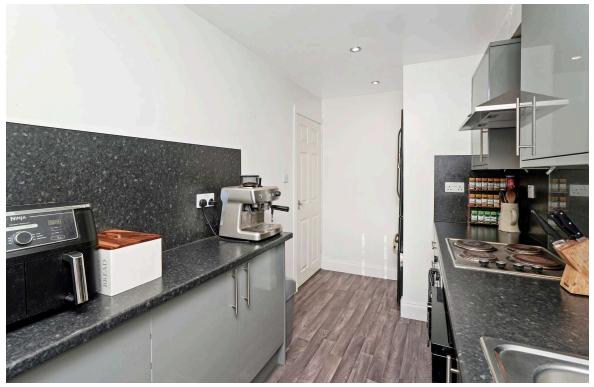
Included in the sale will be all fitted blinds and wardrobe curtain, all light fittings, fridge/freezer, oven, washing machine, and dishwasher. The sofas in the living room can be included if required..

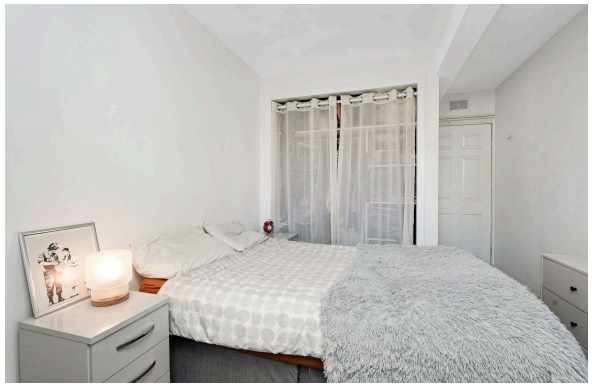
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

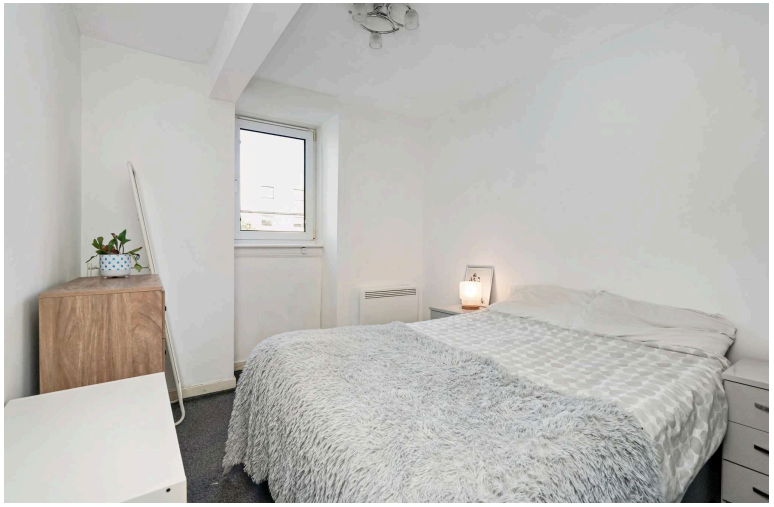




The ever popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh, and has its own sandy beach and picturesque harbour, with a further stretch of golden sand in neighbouring Portobello. Pleasant walks can be taken alongside the River Esk and in nearby open countryside. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, including small specialist shops, Tesco Extra store and Aldi. Further shopping is available nearby at Asda at The Jewel and the Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.



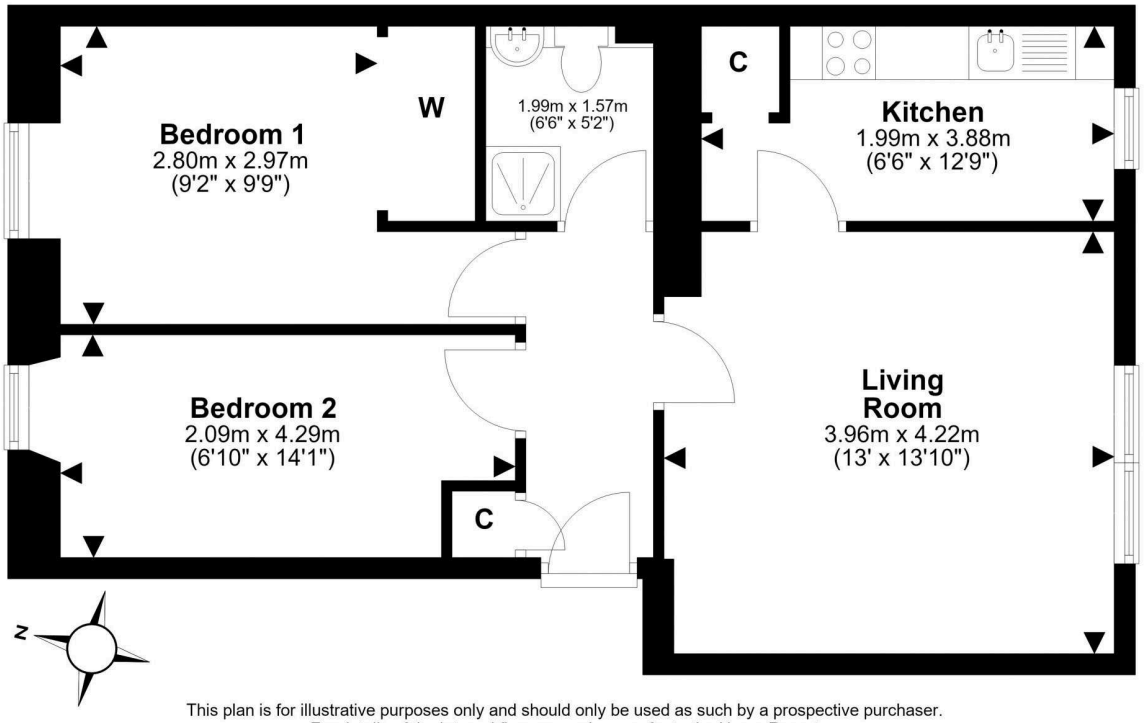












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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