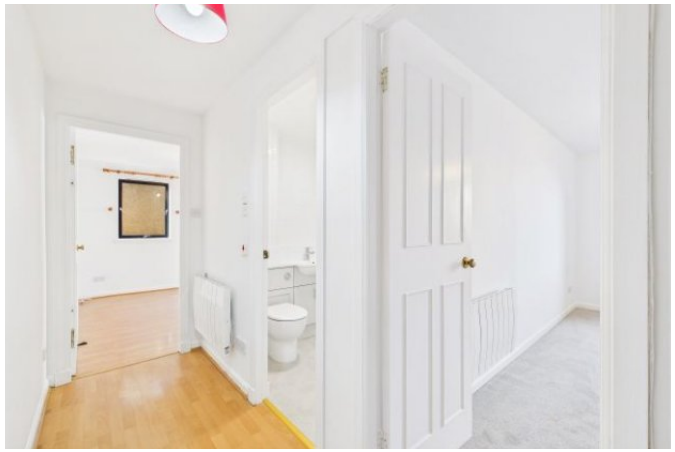


FLAT 1F3 70 NEW STREET

MUSSELBURGH, EH21 6JQ

1 | 1 | 1







SUMMARY

Combining pristine contemporary interiors with a sought-after Musselburgh address, this first-floor flat offers an appealing blend of coastal living and everyday convenience. The beach, local amenities and transport links into Edinburgh are all close at hand, making it an excellent choice for first-time buyers, professionals, couples or buy-to-let investors seeking a stylish, easy-to-maintain home. The modern flat boasts is an inviting hall, a large, light-filled reception room, a modern kitchen, spacious double bedroom and a family bathroom, plus residents' parking adds further convenience.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

FEATURES

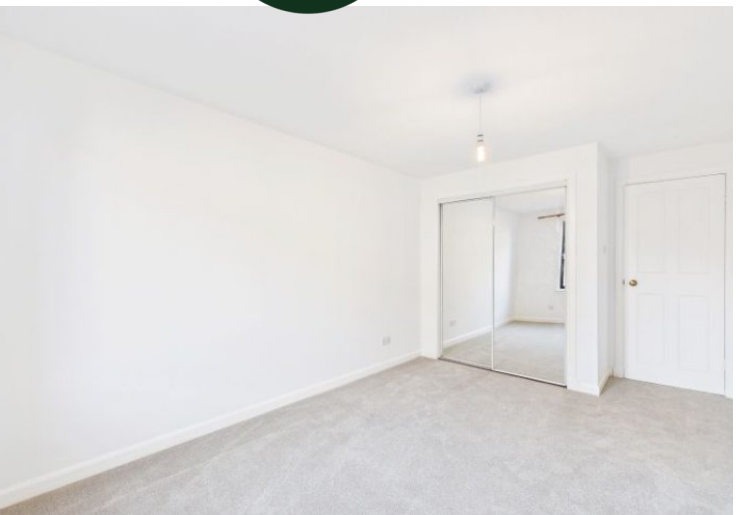
- First-floor flat within a modern development
- Pristine modern interiors
- Entrance hall with useful storage
- Generous, dual-aspect living/dining room
- Contemporary fitted kitchen with shaker-style units
- Double bedroom with mirrored built-in wardrobes
- Modern bathroom with overhead shower
- Residents' parking
- Electric heating and double glazing

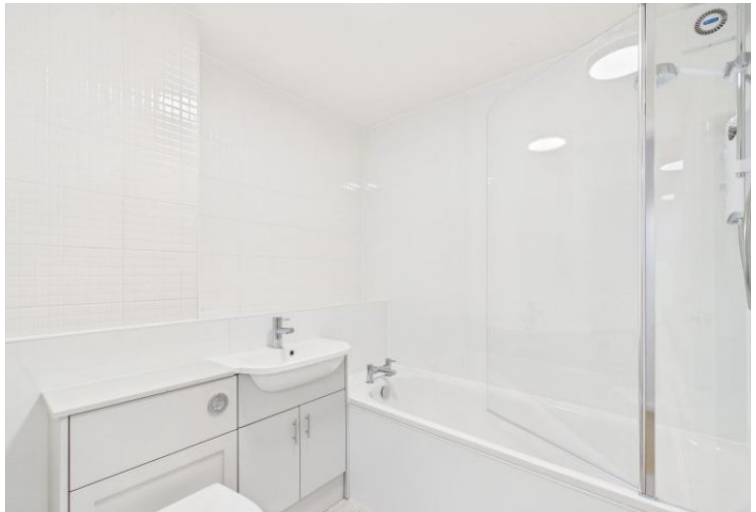






CLICK HERE for a virtual tour of the property







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22 Hardgate
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EH41 3JS

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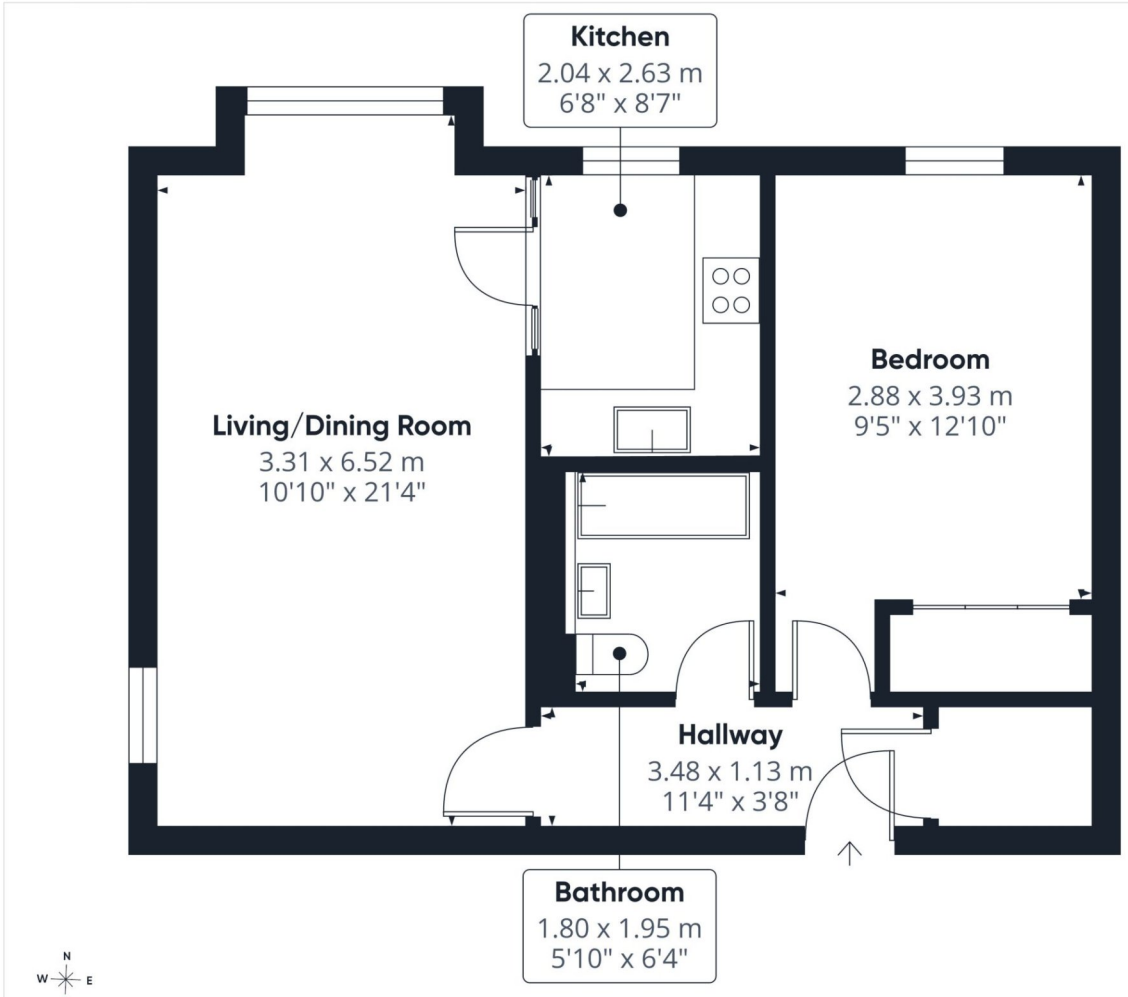
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET

Approximate total area(1)
49.3 m²
530 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND C