

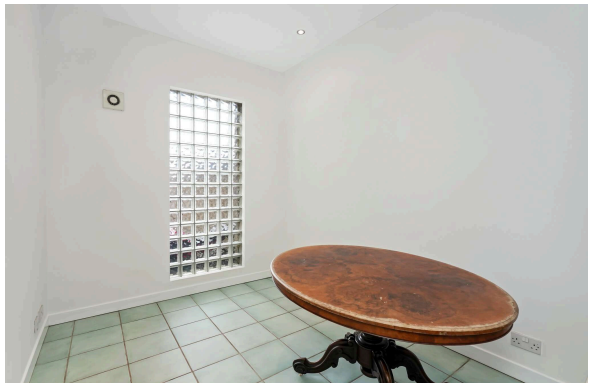
271B/1 North High Street

MUSSELBURGH | EH21 6BQ

warners
solicitors & estate agents







271B/1 North High Street

MUSSELBURGH | MUSSELBURGH | EH21 6BQ

Exceptionally light and spacious duplex apartment within a modern block providing ideal first time buyer accommodation for a couple, boasting its own garage and shared car park to rear.

The property has a great location within walking distance of a superb range of shops and amenities, with the lovely sandy beach and picturesque harbour just a short stroll away.

Viewing is highly recommended to appreciate this unique home

Living space

- Sunny south-facing living/dining room offering great sized floor space for relaxation and entertaining
- Fully equipped fitted kitchen with ample storage space
- Breakfast room/study area
- Two double bedrooms, both with mirrored wardrobe
- Bathroom including electric over bath shower and tiled surrounds
- Entrance and upper hallways

Features

- Pleasant coastal walks nearby
- Popular seaside town offering a huge choice of amenities
- Bus and rail links to Edinburgh
- Electric heating
- Double glazing
- Great storage facilities

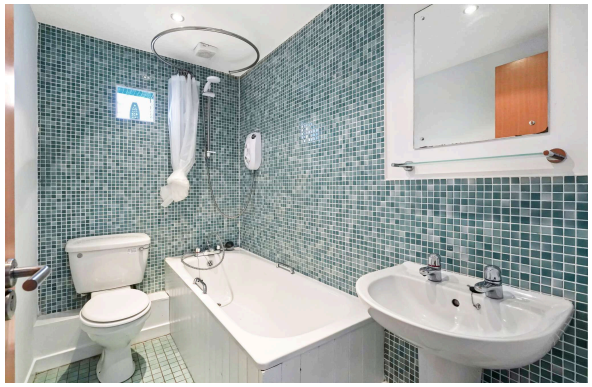
External

- Garage with electric door
- Residents car park
- Bin store

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







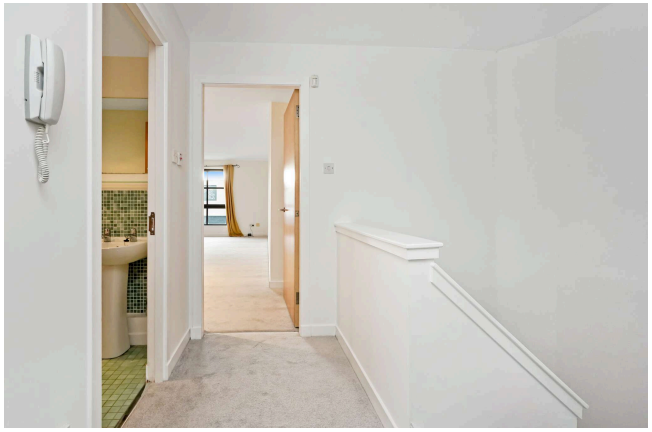
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh, and has its own sandy beach and picturesque harbour, with a further stretch of golden sand in neighbouring Portobello. Pleasant walks can be taken alongside the River Esk and 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. Musselburgh also provides schools in both the state and private sector.

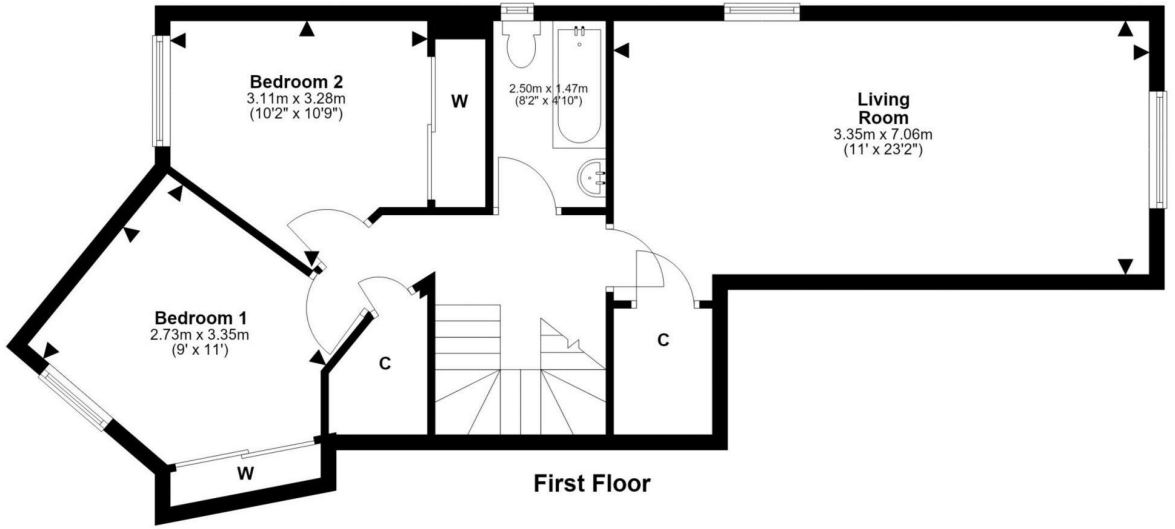
Energy rating E, Council tax band D, Factor is managed by James Gibb and costs around £392.33 quarterly.
Extras included in this sale will be curtains (in living room), blinds, washing machine, fridge, dishwasher, oven, and cooker fan included.
Please note the security alarm is not operational and sold as seen.



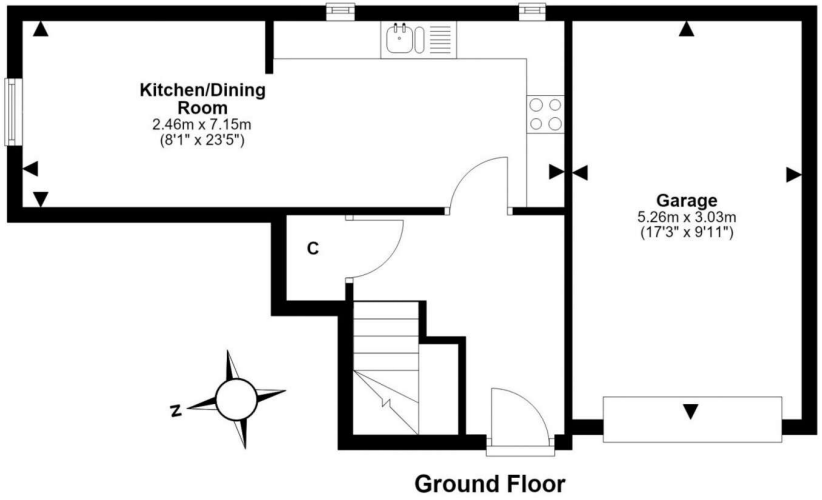








First Floor



Ground Floor

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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