

**7 St Ninians Way  
Musselburgh, EH21 8JH**

OFFERS OVER £160,000



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- Modern first floor flat with open views
- Spacious lounge with box bay window
- Modern fitted breakfasting kitchen
- 2 generous double bedrooms, one with fitted wardrobes
- Bathroom with three piece suite and electric shower
- Electric storage heating, double glazing, entryphone
- Residents parking, communal gardens
- EPC Band B, Council tax band C

### Description

This is a modern first floor flat (71m sq) set within a small development close to the town centre with a bright open outlook. In good decorative condition throughout, the accommodation comprises a beautifully maintained shared entrance and stair, reception hall with extensive storage, bright front facing lounge with box bay window offering a bright open outlook, modern fitted breakfasting kitchen, two double bedrooms, one with fitted wardrobes and a part panelled bathroom with modern three piece white suite including an electric shower and screen over the bath. The property benefits from secure entryphone system, electric storage heating and double glazing throughout.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of 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 town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is unallocated residents parking to the rear of the property as well as well maintained communal gardens and children's play park.

### Extras

All the fitted floor coverings, curtains, blinds, electric cooker, automatic washing machine, fridge/freezer and dishwasher are all included within the sale price.

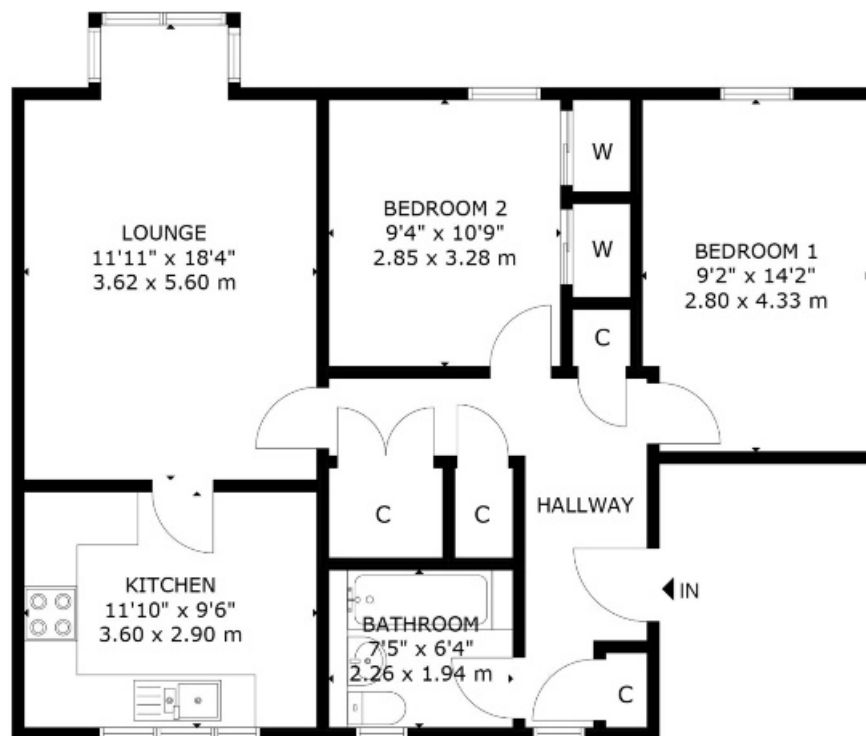
### Home Report

The property has been valued by a surveyor at £165,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131.





FIRST FLOOR

7 ST NINIAN'S WAY, MUSSELBURGH, EH21 8JH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 73 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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