

# 3b Newbigging Musselburgh, EH21 7AJ

FIXED PRICE £164,995



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- Well proportioned ground flat within traditional stone tenement
- Entrance hall, living/dining room
- Modern fitted kitchen with appliances
- Two double bedrooms, one with fitted wardrobes
- Stylish modern shower room
- Gas central heating and triple/double glazing
- Rear garden, on street parking
- EPC Band D, Council tax band C

### Description

This is a well proportioned ground floor flat (64m sq) within a traditional stone built tenement just off the High Street with its wealth of facilities including shops, banks and restaurants. The accommodation, all in good decorative order, comprises an entrance hall, front facing living/dining room, internal modern fitted kitchen with appliances two double bedrooms, one with extensive fitted wardrobes and a stylish, modern, shower room with white two piece white suite and walk in glazed shower.





### 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. 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. This historic 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 a rear communal garden with private wooden decking area, paved patio and flower beds. There is unrestricted on street parking available on Newbigging.

### Extras

All fitted floor coverings, blinds, electric hob, oven, cooker hood, washing machine and fridge/freezer are included within the sale price.

### Home Report

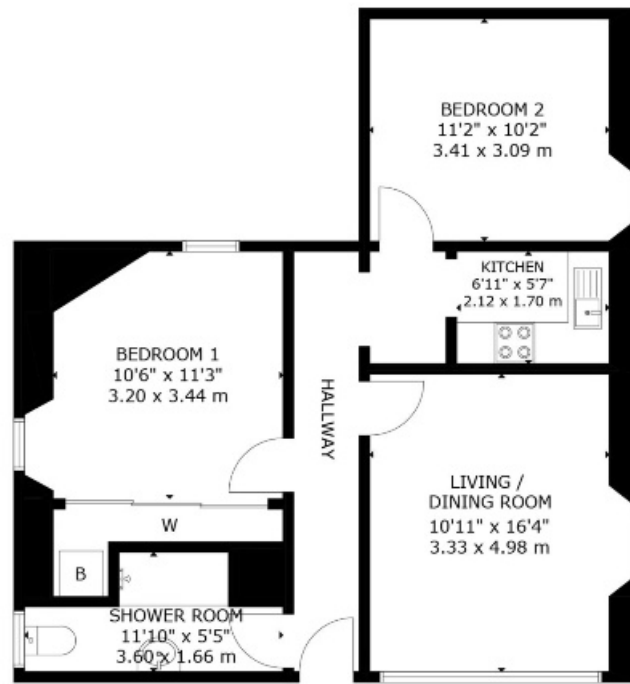
The property has been valued at £170,000 by a surveyor and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131.







GROUND FLOOR

38 NEWBIGGING, MUSSELBURGH EH21 7AJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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