

**135/2 New Street  
Musselburgh, EH21 6DH**

OFFERS OVER £245,000



drummondmiller





- Bright, spacious, modern first floor flat
- Panoramic views across the Firth of Forth
- Open plan living/dining/kitchen area
- Two bedrooms, one en suite
- Stylish, modern shower room
- Gas central heating, double glazing, entryphone
- Residents underground car park
- EPC Band C, Council tax band E

### Description

This is a bright and spacious (69m sq) modern first floor flat in a quiet residential area on the beachfront with a beautiful outlook over the historic Fisherrow Harbour and the Firth of Forth. Recently upgraded with new flooring, kitchen, en suite and main shower room and all in excellent decorative order throughout along with double glazed windows and gas central heating via a combi boiler with four year warranty remaining. The accommodation comprises a communal stair with door entry phone system; hallway with storage cupboard, impressive & generously proportioned open plan living/dining area with floor to ceiling windows, open plan contemporary fitted kitchen with breakfast bar and integrated appliances. There are two bedrooms, one with en suite shower room, the other with built in IKEA wardrobes and finally there is a stylish, modern shower room with a wash basin, comfort height WC with bidet and a large quadrant 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. 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, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a 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 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 & Parking

There is a decorative garden border along the front of the property and a secure resident's car park located under the building with access from the front of the property via a remote fob as well as visitor parking to the front.

### Extras

All fitted floor coverings, curtains, light fittings, integrated gas hob, oven, canopy extractor hood, fridge/freezer, dishwasher and washing machine, book cases, TV stand and radiator covers are included within the sale price

### Factors

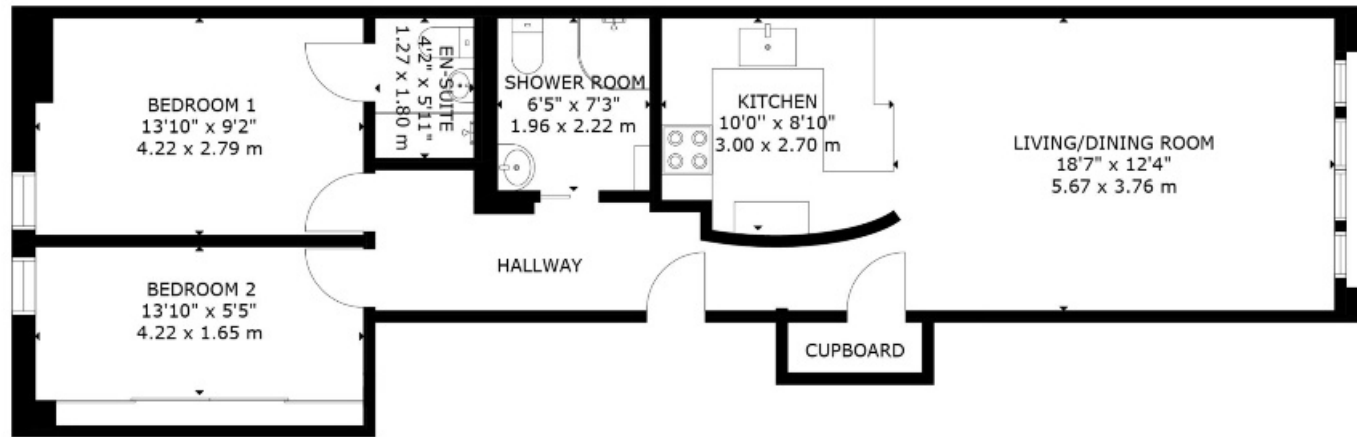
The property is factored by James Gibb and the buildings insurance is included within the factors fees.

### Home Report

The property has been valued by a surveyor at £250,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment via Agents telephone 0131 665 3131.



GROUND FLOOR

135/2 NEW STREET MUSSELBURGH EH21 6DH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 758 SQ FT / 70 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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