

**16c Market Street  
Musselburgh, EH21 6PT**

**OFFERS OVER £185,000**



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- Modern first floor flat in central location in true move in condition
- Entrance vestibule and hallway
- Living room and separate fitted kitchen
- Three spacious double bedrooms
- Modern fully tiled bath room
- Central heating and double glazing
- Unrestricted on street parking
- EPC Band C
- Council tax band C

### Description

This is a bright and spacious, modern first floor flat (86sqm) forming part of a 1930's ex local authority block of flats which is located close to the High Street. The accommodation comprises of an entrance vestibule, hallway with storage, rear facing living room, spacious fitted kitchen, 3 double bedrooms and a modern fully tiled bathroom with white sanitary ware. This property will be sure to appeal to all purchasers and would be a perfect opportunity for a first time buyer.





### 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 nearby 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

The property benefits from a private section of garden to the rear and there is also unrestricted on street parking to the front.

### EXTRAS

All the fitted floor coverings, washing machine, dishwasher fridge freezer and cooker are included in the sale price.

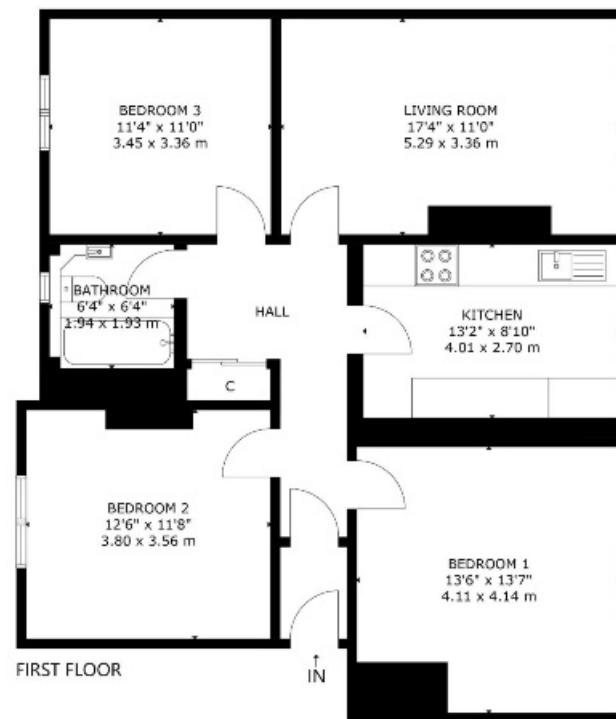
### HOME REPORT

The property has been valued at £190,000 and the Home Report is available via the ESPC listing.

### VIEWING

By appointment telephone Agents on 0131 665 3131





16C MARKET ST, MUSSELBURGH EH21 6PT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 988 SQ FT / 92 SQ M  
 All measurements and fixtures including doors and windows are approximate and  
 should be independently verified.  
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