



SIMPSON & MARWICK

112 North High Street
Musselburgh, EH21 6AS

simpsonmarwick.com
01620 892000

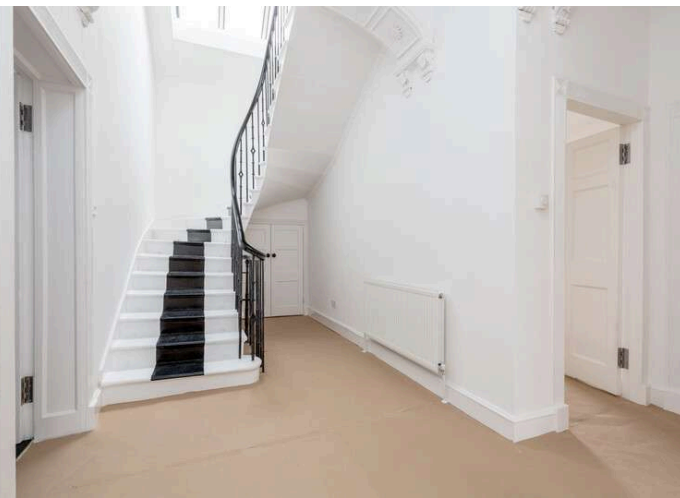


Well presented and spacious 4 bedroom double upper period flat in popular location

- Spacious 4 bedroom double upper
- Popular central location close to amenities
- Well presented throughout with light decoration
- Contemporary & stylish kitchen/dining room
- Sitting room to front
- Two double bedrooms with en suites
- Two further double bedrooms
- Family bathroom
- Gas central heating & single glazing

Description

Large, bright 4 bedroom double upper flat with a flexible layout, generous rooms and modern kitchen and bathrooms. This stylish flat is presented in excellent condition and in a popular location within the sought after town of Musselburgh with easy access to Edinburgh and the coast. Arranged over two floors, there is a welcoming hallway, sitting room to front with twin windows, kitchen/dining room with an excellent selection of contemporary units and ample room for dining. There are two double bedrooms on this floor which could be used in a variety of ways. On the upper floor the two double bedrooms benefit from en suite shower rooms and there is a family bathroom with separate shower.



Location

Musselburgh is a thriving town steeped in history. The High Street has a mix of local shops, restaurants and banks. There is a variety of sporting and leisure amenities including the Musselburgh Golf and Race Courses. Although located approximately 6 miles to the east of Edinburgh city centre, there are regular train services from Musselburgh which takes approximately 8 minutes to Waverley Station. Musselburgh Station and Queen Margaret's new campus is within walking distance and the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a Marks & Spencer store. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

Fixtures and Fittings

The hob, oven and light fittings are included in the sale price.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.



Approx. Gross Internal Area
 1879 Sq Ft - 174.56 Sq M
 For identification only. Not to scale.
 © SquareFoot 2021

