



GARDEN STIRLING BURNET

114B HIGH STREET, MUSSELBURGH
EAST LoTHIAN, EH21 7EA



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This turn-key two-bedroom flat is located in the heart of Musselburgh, a vibrant seaside town that is well-connected to the capital, just six miles away. Situated on the second/top floor of a traditional building, the flat retains its classical charm while having been recently updated with fresh white décor and modern fittings, including a new bathroom and boiler. The renovations have been completed to a high standard, and there are no outstanding maintenance issues. An enclosed rear garden, equally well-presented and enjoying a sunny south-facing aspect, is shared with only one other property, and unrestricted parking is available in the immediate vicinity.

A newly decorated shared stairwell, complete with a secure entry system, leads up to the flat. You enter through a welcoming hall with built-in storage, which also boasts practical and stylish oak-toned and walnut flooring that flows throughout the home, adding warmth to the minimalist finish. Off the hall is a bright reception room perfect for relaxation and dining, which includes cupboard storage and elegant decorative touches, such as a feature fireplace that houses a contemporary electric fire.

FEATURES

- Central seaside town address
- Charming and stylish second/top-floor flat
- Fully renovated interiors
- Shared entrance and stairwell (with one other property)
- Entrance hall with storage and secure entry system
- Bright living/dining room with storage and elegant features
- Integrated kitchen with a sunny aspect
- Two airy double bedrooms with fitted storage
- Chic bathroom with shower-over-bath
- Enclosed rear garden, shared with just one other property
- Gas central heating (with a new boiler) and double-glazing





Across the hall from the reception room is a south-facing kitchen, stylishly appointed with oak-toned cabinets complemented by subway tiling. Integrated appliances create a flawless finish, including an oven, a gas hob with a hood, a dishwasher, a fridge, and a freezer. Additionally, there is a freestanding washing machine.

The home also features two spacious double bedrooms, each complete with fitted storage and an attractively tiled bathroom featuring a corner bath with an overhead electric shower. The property benefits from gas central heating (with a new boiler) and full double glazing for excellent warmth and efficiency.

Outside, the large suntrap garden is securely enclosed and mostly decked for minimal maintenance. Extras: The property is sold as seen, including appliances.







Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital.

The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird.

In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre.

The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School.

The town is served by regular bus and rail links into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass.







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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

