



## 136 New Street

Musselburgh, East Lothian, EH21 6BY

**kw** SCOTLAND  
KELLERWILLIAMS®





## Property Summary

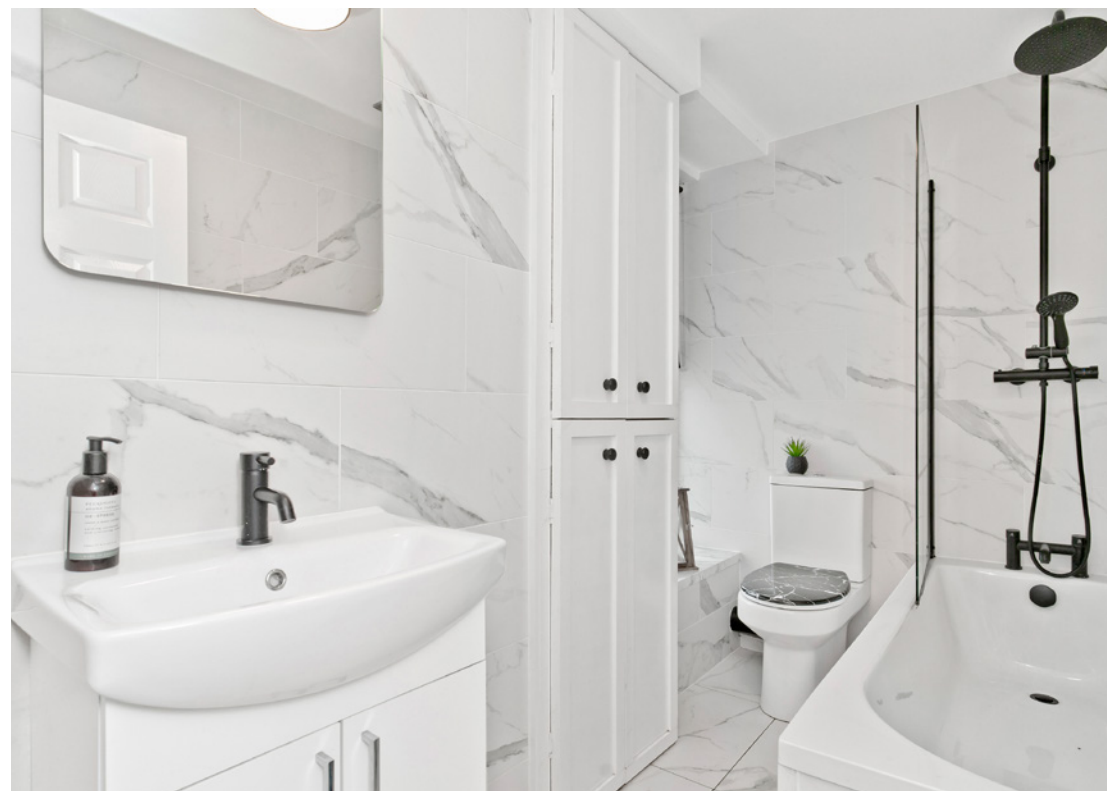
Centrally located in Musselburgh, a stone's throw from its scenic promenade and just 30 minutes' commute from Edinburgh, this main-door flat lies within a traditional property and offers bright interiors with a minimalist contemporary finish. Appealing to professionals, downsizers, and first-time buyers, the home boasts an open-plan kitchen and reception room with large windows to two sides, a stylish bathroom, a double bedroom with fitted storage, and a versatile lower-level storage room. On-street parking in the vicinity is handily unrestricted.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## Features

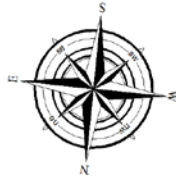
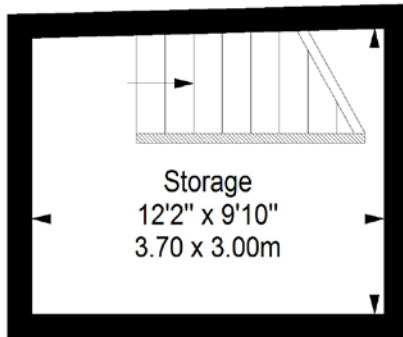
- Coastal town setting, close to the seafont
- Stylish understated décor
- Appealing main-door flat (ground and lower ground levels)
- Bright open-plan kitchen/living room
- One double bedroom with storage
- Bathroom with rainfall shower-over-bath
- Large lower-ground storage room
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



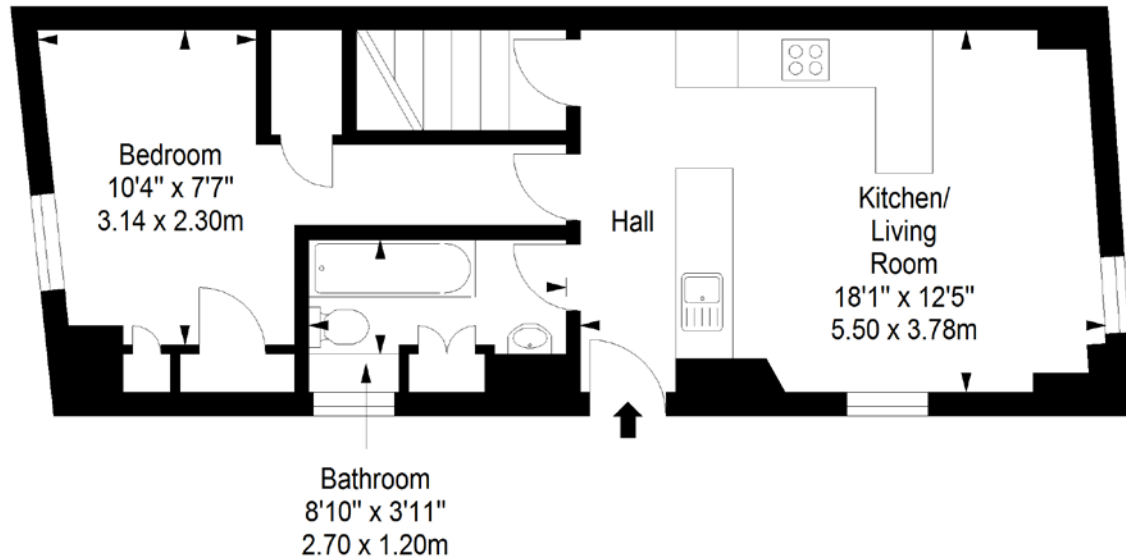


# Floorplan

**Lower Ground Floor**  
Approx. 10.9 sq. metres (117.3 sq. feet)



**Ground Floor**  
Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.5 sq. feet)