

23A High Street
Musselburgh, EH21 7AD

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"23A High Street is a charming 16th-century first-floor flat located in the historic conservation area of Musselburgh"

- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- COURTYARD GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



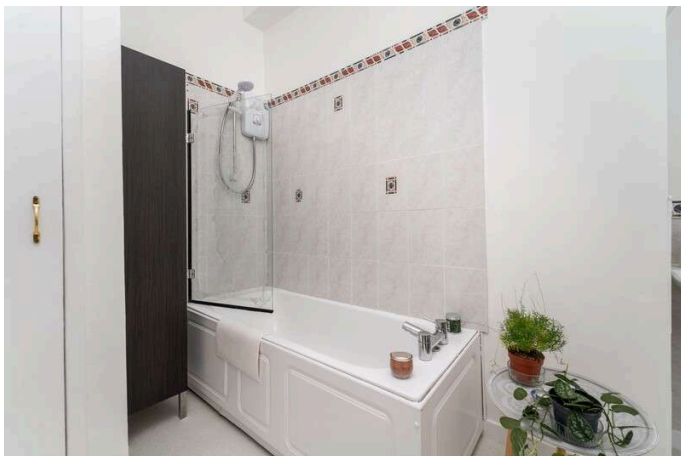
DESCRIPTION

23A High Street is a charming 16th-century first-floor flat located in the historic conservation area of Musselburgh, boasting incredible space, atmosphere, and character. Within a short walk of the banks of the River Esk and the extensive amenities of the High Street, early viewing is recommended of this rarely available property. The flat offers generous accommodation and features a private courtyard garden and parking. Accessible through a secured gate, the accommodation comprises: welcoming hallway with a deep storage cupboard; bright and spacious southeast-facing living room with ornate cornicing and a feature fireplace; a kitchen/diner with ample floor and wall-mounted storage cupboards; a rear-facing double bedroom with storage cupboard; and a family bathroom with a shower over the bath. Additional benefits include single glazing and gas central heating throughout.

EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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First Floor

Total Area: 82.2 m² ... 884 ft²

All measurements are approximate and for display purposes only.



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

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