

237D North High Street
MUSSELBURGH, EH21 6AP

A

"North High Street is a generously proportioned and well presented two bedroom first floor flat"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT 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. 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 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 Wallyford 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 C, however, please check with the local authority.

DESCRIPTION

North High Street is a generously proportioned, well presented two bedroom first floor flat, forming part of a traditional tenement building situated in the popular Musselburgh district.

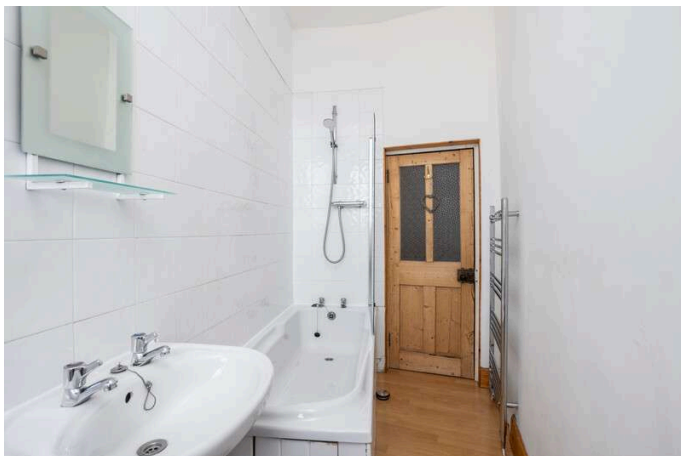
Entered through a well maintained stair, the accommodation, which would be an ideal first time buy or buy-to-let investment, comprises: expansive hallway which is currently utilised as a dining area with cupboard off; bright and spacious open plan living room / stylish kitchen with integrated gas hob, double oven and breakfast bar; good sized double bedroom one with feature fireplace and Edinburgh press cupboard; bedroom 2 / study with feature fireplace and cupboard off and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn; unrestricted street parking; excellent local amenities and great transport links.

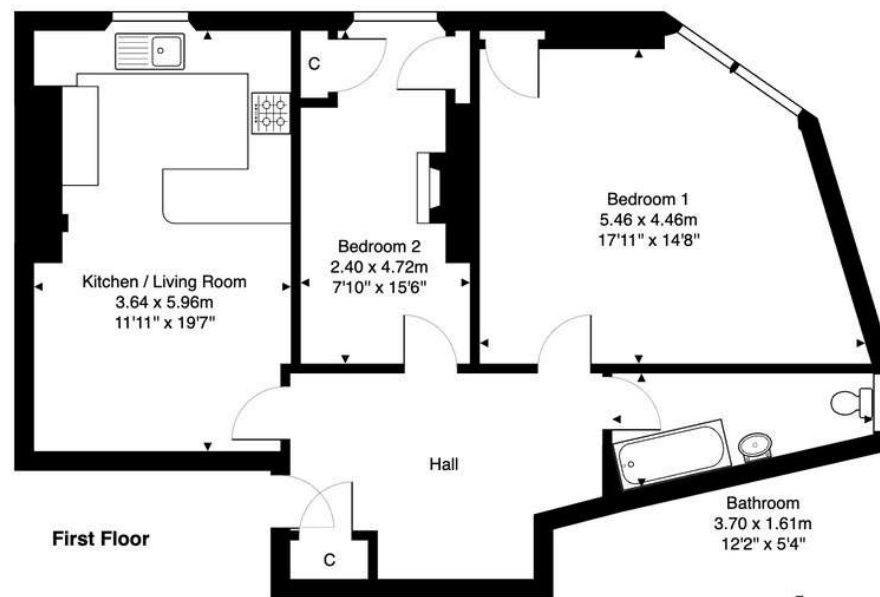
EPC RATING

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.



237D North High Street, Musselburgh, EH21 6AP



First Floor



Total Area: 73.1 m² ... 786 ft²
All measurements are approximate and for display purposes only.

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

espc

ZOOPLA

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

A ANNAN
SOLICITORS & ESTATE AGENTS