



**170A North High Street**  
Musselburgh, EH21 6AR

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# "Annan are delighted to be entrusted with marketing 170A North High Street, which forms part of a sympathetic conversion, from an Erstwhile Victorian bank into 4 flats"

- SECURE DOOR ENTRY SYSTEM
- COMMUNAL STAIR
- VESTIBULE
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



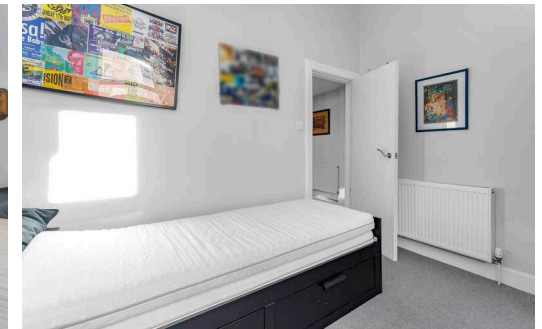
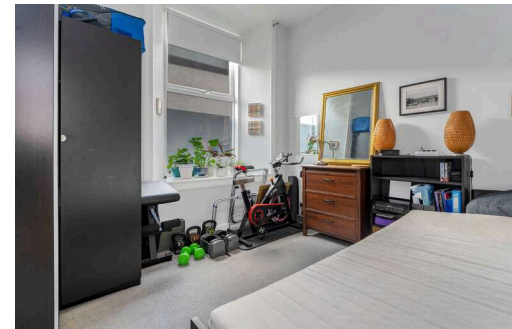
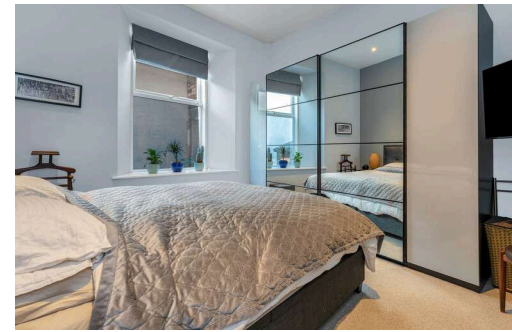


## LOCATION

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. 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 C, however, please check with the local authority.



## DESCRIPTION

Annan are delighted to be entrusted with marketing 170A North High Street, which forms part of a sympathetic conversion, from an Erstwhile Victorian bank into 4 flats. Seldom do period and contemporary aspects complement each other so flawlessly.

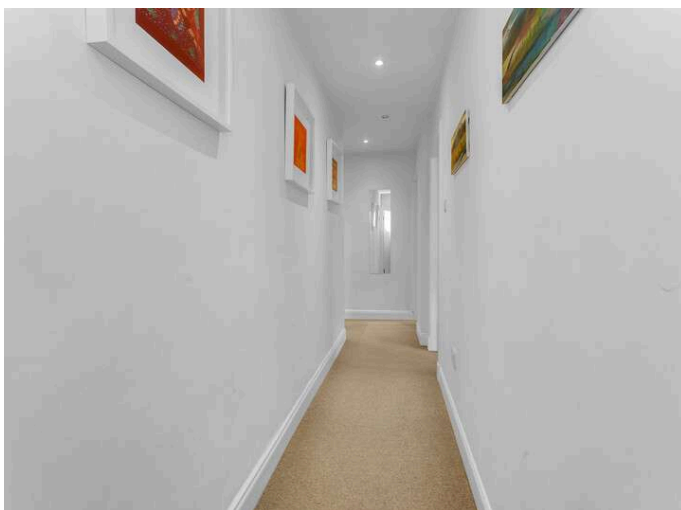
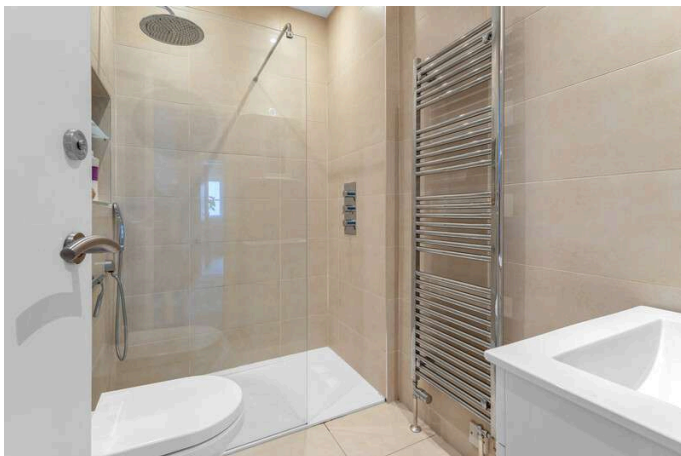
Entered through a secure door entry system the accommodation comprises: vestibule with coat hanging space; exquisite and divine living/dining room with bay windows, combined with twin dual aspect gable windows allowing daylight to flood in, ornate cornicing and pendant rose and solid wood flooring; hallway leading to kitchen with door access directly into rear communal garden and deep under stair pantry; sizeable double bedroom 1 with fitted wardrobes; double bedroom 2 and contemporary shower room with mains waterfall and separate shower head and useful open recessed section for toiletries.

Further benefits include gas central heating, double glazing, communal rear garden with side access for the other 3 flats, private garden shed, unrestricted off street parking, a varied selection of shops eateries, bars, banks and many more, regular bus service into Edinburgh and further down the East Coast, close to Musselburgh train station and onto A1, City Bypass and beyond.

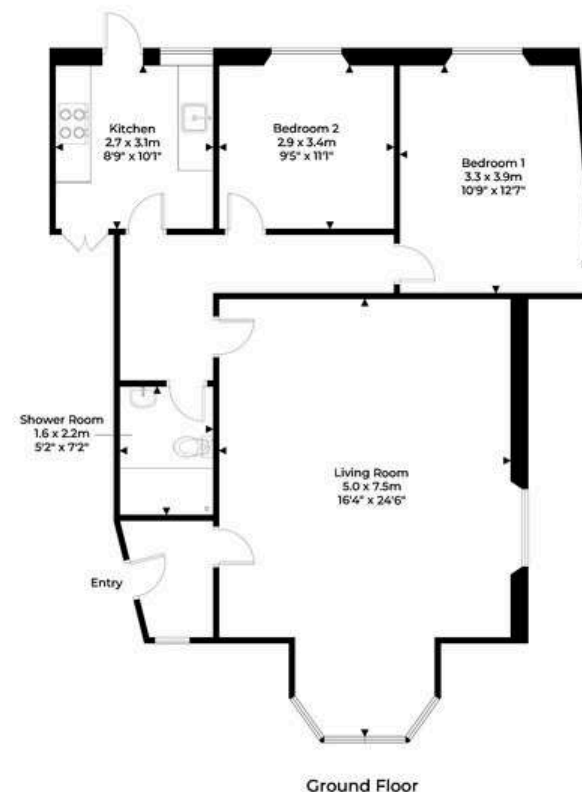
The energy efficiency rating for this property is band D.



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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



170a North High Street. EH21 6AR  
Approximate Gross Area  
84 sq m / 904 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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