



111 North High Street
East Lothian, EH21 6JE

A

"111 North High Street is a three bedroom double upper flat, ideally situated to take advantage of Musselburgh's vast amenities"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- EXTERNAL STOREROOM
- 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. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, 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 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

111 North High Street is a three bedroom double upper flat, ideally situated to take advantage of Musselburgh's vast amenities

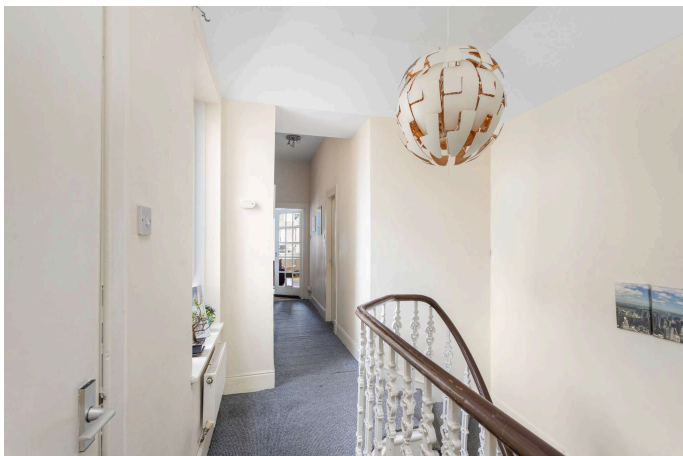
The rarely available accommodation comprises: welcoming entrance stair leading to first floor landing with three cupboard off and window; generously proportioned living room with twin windows allowing natural daylight to flood in; bright and spacious, dual aspect dining kitchen with integrated gas hob and electric oven; double bedroom 2; internal bathroom with mains operated shower over bath; stair to second floor landing; good sized double bedroom 1 and bedroom 3 which could be utilised as a home office.

Further benefits include: gas central heating; double glazing; private rear garden; externally there is a useful storeroom which has been used as a small office in the past and has mains electricity; excellent local amenities and great transport links.

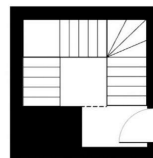
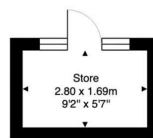
EPC RATING

The energy efficiency rating for this property is band D

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.



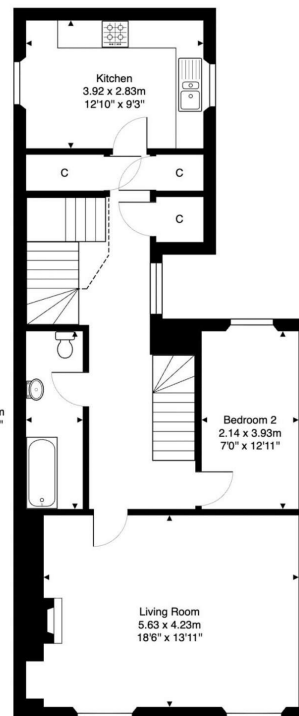
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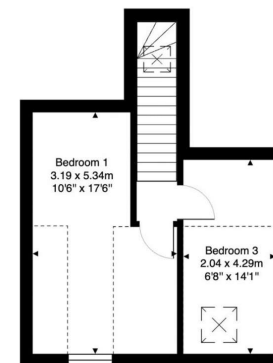
Ground Floor



Bathroom
1.25 x 3.93m
4'1" x 12'11"



First Floor



Second Floor

Total Area: 114.7 m² ... 1234 ft²

All measurements are approximate and for display purposes only.

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