



44 Newbigging
Musselburgh, EH21 7AN



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SOLICITORS & ESTATE AGENTS

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.

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 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.

DESCRIPTION

44 Newbigging is bright and spacious upper flat forming part of a 1930's four in a block just off Musselburgh's High Street with good local shopping on the doorstep. In need of some redecoration, the property benefits from gas central heating and double glazed windows.

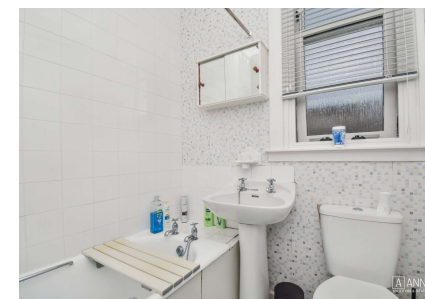
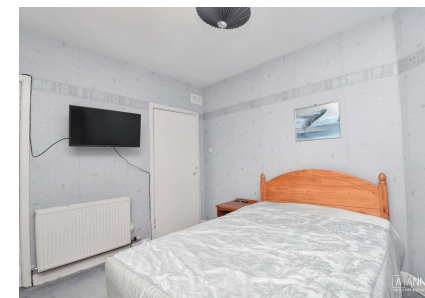
The accommodation comprises, shared entrance and stair, hall with storage cupboard, front facing living room with storage cupboard, rear facing fitted kitchen with appliances, two double bedrooms and a fully tiled bathroom with three piece white suite including a shower over the bath.

Further benefits include a private rear garden and on street parking.

The energy efficiency rating for this property is band C.

COUNCIL TAX

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



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