

MC
McDougall McQueen

solicitors & estate agents



165 North High Street, Musselburgh, EH21 6AN

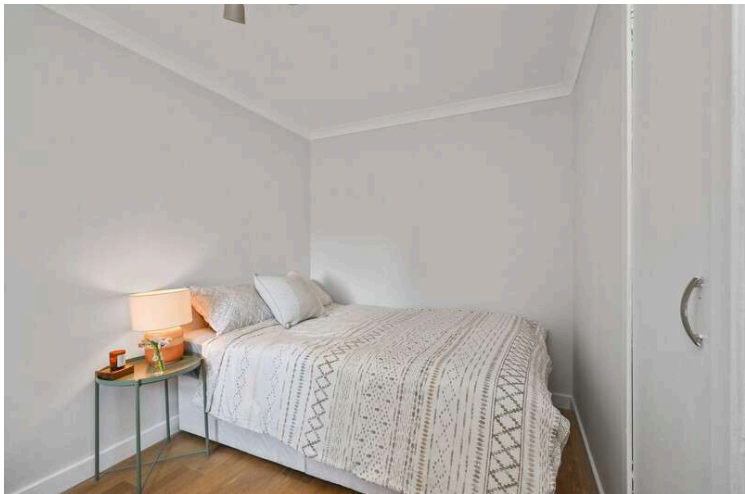
www.mcdougallmcqueen.co.uk



Welcome to the wonderful 165 North High Street, a beautifully presented main door upper flat situated in the very heart of this part of Musselburgh, East Lothian. We at McDougall McQueen are delighted to present this spacious two-bedroom property to market, with a particularly appealing a modern interior, benefiting from being completely refurbished throughout. The property is presented in turnkey condition and will suit a host of potential purchasers. It has an extremely convenient location, close to all the amenities Musselburgh has to offer and benefits further from gas central heating and a combination of sash and case single glazing and double glazing, hardwood flooring throughout. Early viewing is highly recommended as we are sure this property will prove to be extremely popular.

- Secure entry system from the North High Street via a vennel leading to the rear
- External stairs to a main door entry
- Entrance hallway
- Stunning modern open plan living, dining and kitchen, newly fitted kitchen with a range of units, with quartz worktops, inset sink, cooking island and breakfast bar with induction hob, roof mount extractor, oven, integrated washer dryer, integrated fridge freezer, and bin storage
- Bedroom one with built-in double wardrobes and overhead

- storage
- Bedroom two with built-in storage
- Box room with light and power
- Gorgeous family bathroom with three-piece white suite, Overhead raindrop shower and attachment over the bath, wall mount controls, shower screen, wall mount sink, wc, and modern towel radiator
- A mixture of sash and case single and double glazing, hardwood flooring throughout
- Gas central heating



Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

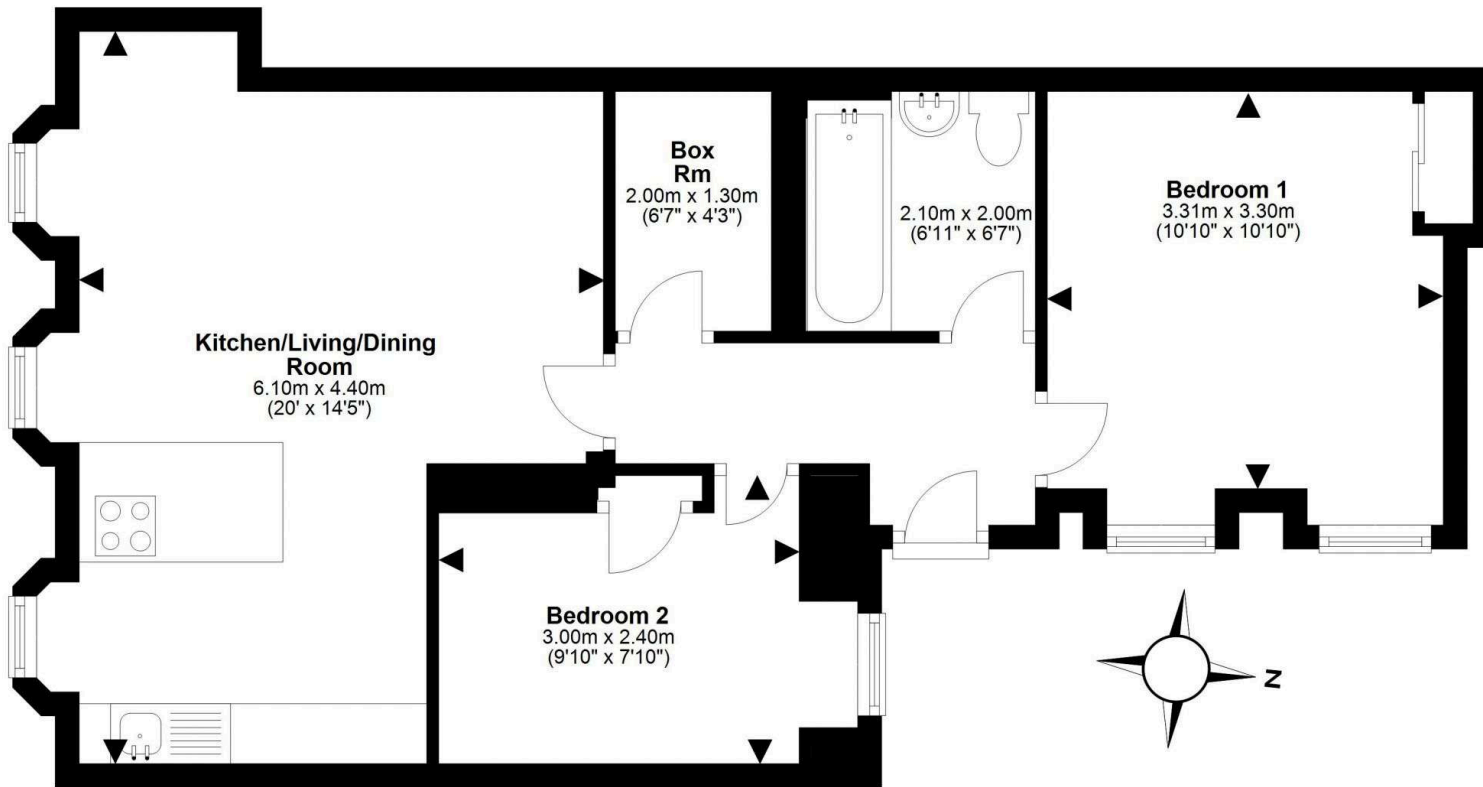
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items of furniture may be available by negotiation and are subject to offer.

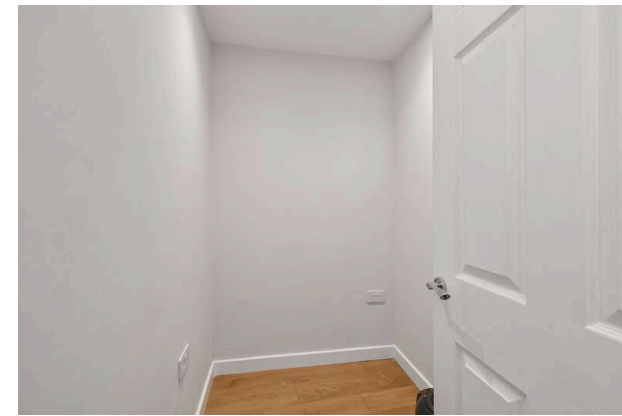
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

