



3d Harbour Court, Harbour Road, MUSSELBURGH, EH21 6DL



Welcome

Welcome to 3D Harbour Court, Harbour Road-a lovely third-floor flat in the vibrant harbour area of Musselburgh. This two-bedroom home boasts spacious, light-filled interiors presented in move in condition for today's discerning buyer. The property's prime location means you are moments away from all Musselburgh's shops, cafés, and amenities, making everyday life wonderfully convenient. Featuring private ground floor garage parking and double glazing for comfort this stylish residence is perfect for professionals, couples, or anyone seeking a superb home in an unbeatable spot. Early viewing is essential, a property of this calibre in such a sought-after setting is rarely available and sure to attract swift interest.

- Stunning view over the Forth and Edinburgh
- Secure entry system
- Lovely, spacious, light filled accommodation
- Entrance hallway
- Spacious living and dining room with twin front facing windows
- Fitted kitchen with front facing window, a range of base and wall units, ceramic touch control hob, oven, extractor, integrated fridge, a free-standing washing machine
- Bedroom one with front facing window
- Bedroom two with front facing window and fitted shelved storage
- Family bathroom with three-piece white suite with electric shower over the bath and folding shower screen
- Communal lift
- Double glazing
- Ground floor garage parking with allocated space





Musselburgh

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 ideal road, public transport and rail links to the city and the coast towards North Berwick and is ideal for the daily commuter.

Extras

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



Get in touch

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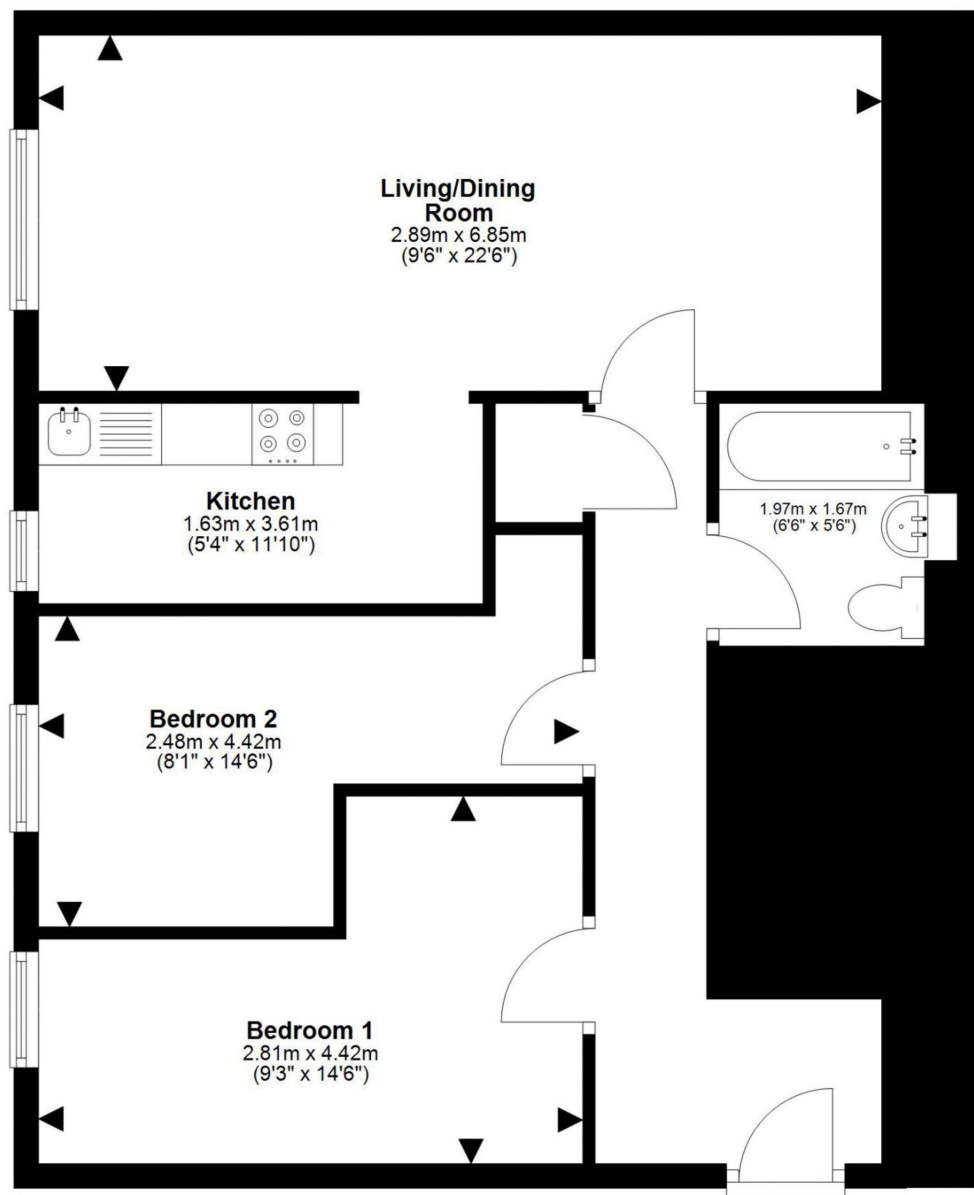
Bruntsfield Office:

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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