

CHAMPVRAIE

PROPERTY

27B Newbigging, Musselburgh, EH21 7AL



OFFERS OVER
£140,000

WELCOME TO 27B NEWBIGGING

Introducing 27B Newbigging, Musselburgh—a spacious and well-located 3-bedroom ground-floor flat offering an ideal opportunity for first-time buyers or investors. Priced at offers over £140,000, this property presents plenty of potential for those looking to create their perfect home or secure a valuable buy-to-let investment.

The flat boasts three generously sized double bedrooms, each providing ample space for comfortable living. The large living room serves as the heart of the home, offering plenty of space for relaxation and entertaining. A separate kitchen, fitted with gas central heating and large PVC windows, allows natural light to flood the space while providing a functional area for cooking and dining.

The bathroom is equipped with an electric shower, ensuring convenience for busy mornings. Additional features such as large storage cupboards and a private balcony further enhance the practicality and charm of this residence.

Located just steps away from Musselburgh High Street, this flat enjoys the convenience of nearby amenities, shops, cafes, and public transport options, making it an excellent choice for those who appreciate easy access to everything the town has to offer.

Centrally located, with Musselburgh's scenic surroundings and coastal attractions just a short walk away, this property is perfect for those who value a balanced lifestyle of relaxation and convenience.

With its versatile layout and endless possibilities, 27B Newbigging is an attractive prospect for first-time buyers looking to establish their own space or for investors seeking a profitable addition to their portfolio. Don't miss the opportunity to view this fantastic property—contact us today to arrange a viewing and explore the potential this ground-floor flat offers in the heart of Musselburgh.





FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : D

COUNCIL TAX : C



BEDROOMS



LIVING SPACE & KITCHEN

Kitchen

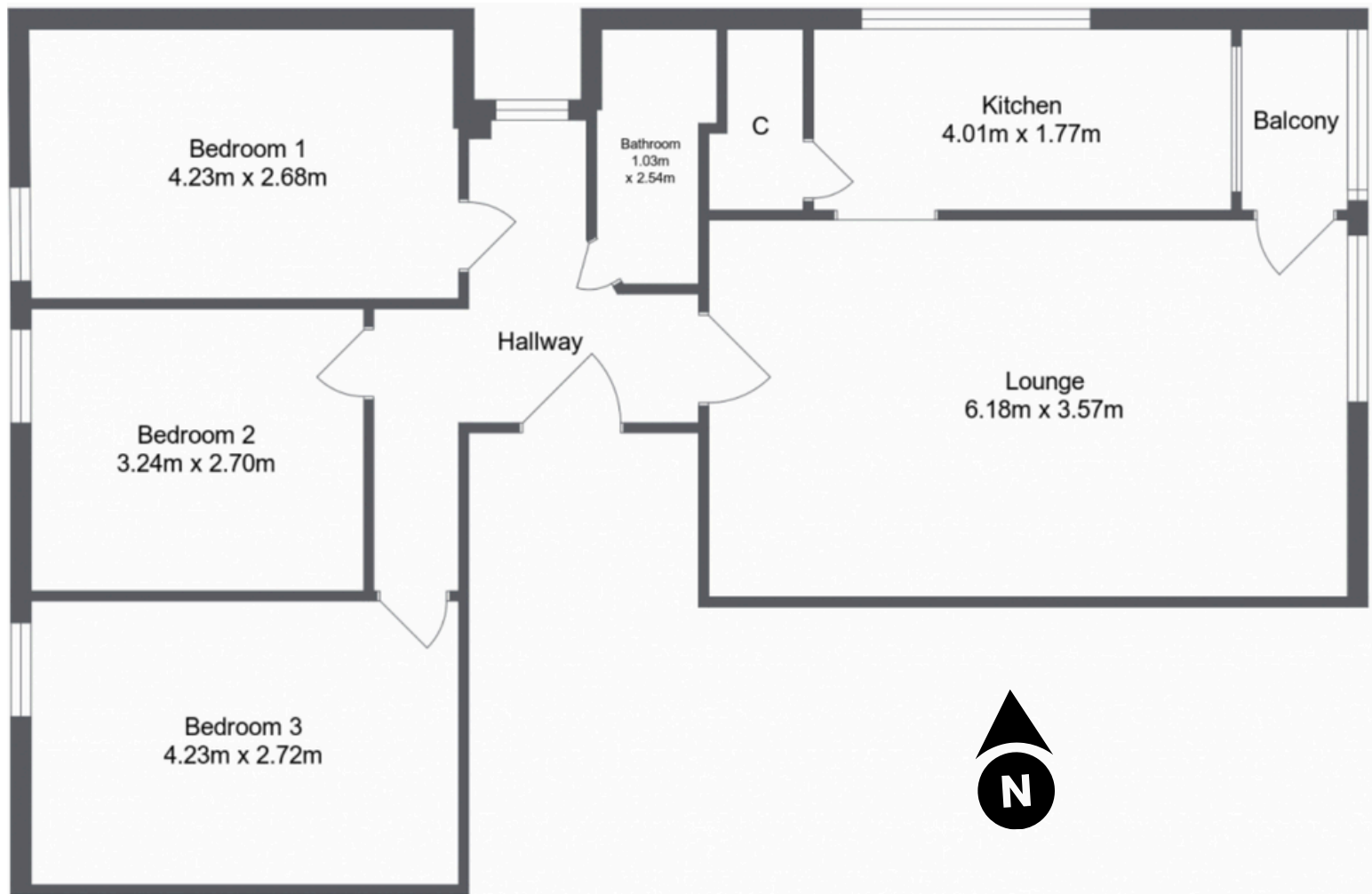


Bathroom & Balcony access



FLOOR PLAN

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PLEASE NOTE THIS IS NOT TO SCALE. FOR
ILLUSTRATIVE PURPOSES ONLY.
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GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at Bradley@champvraie.co.uk or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

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WWW.CHAMPVRAIE.CO.UK/27BNEWBIGGING