

Peebles
Call 01721 723999

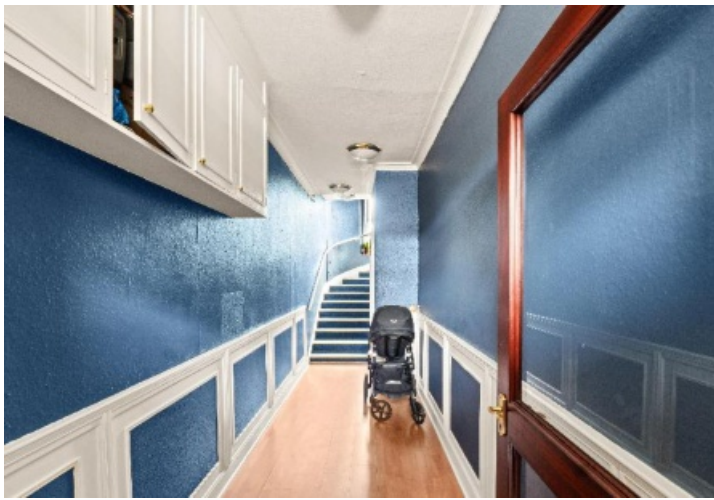
FIXED PRICE £195,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9/1 Bridge Street, Musselburgh, EH21 6AA



Victorian first floor flat with period characteristics including high ceilings and large sash and case windows brought to the market in excellent decorative order throughout. The property has a well-maintained communal main door and entrance shared by only one other flat and also has the benefit of private parking to the rear. Musselburgh, being a coastal town near Edinburgh, offers a blend of historical charm and modern amenities. The high street location provides easy access to shops, cafes, and public transport. Proximity to both urban Edinburgh and the countryside offers a balanced lifestyle and Musselburgh itself has attractions like the Musselburgh Racecourse, golf courses, and a picturesque coastline.

Accommodation

GROUND FLOOR

- * Communal entrance, hallway and stairs

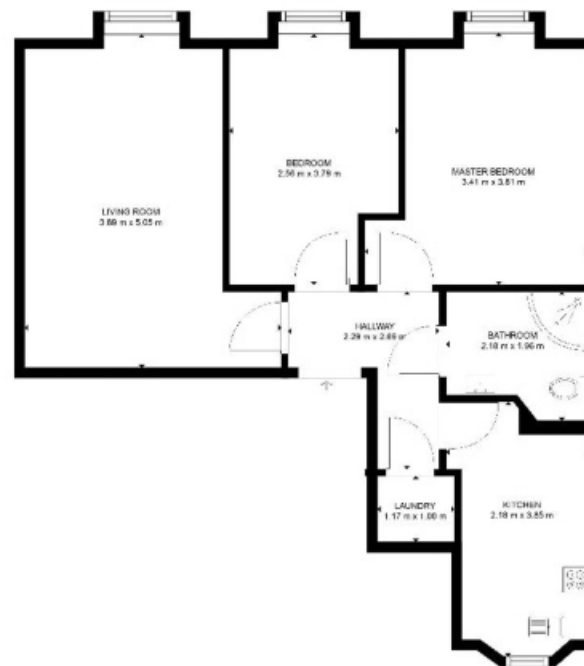
FIRST FLOOR

- * Main door
- * Hallway
- * Living room
- * Kitchen
- * Two spacious double bedrooms
- * Shower room
- * Large storage cupboard

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private off-street parking

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TOTAL: 54 m²
FLOOR 1: 54 m²

MEASUREMENTS ARE CALCULATED BY CURIOUS TECHNOLOGY SERVICES. FIGURES ARE ESTIMATES AND NOT GUARANTEED.

Situation

The historic coastal town of Musselburgh is located on the southern side of the Firth of Forth. The area is situated a mere 3 miles east of the Capital and is serviced by excellent transport links that include a direct rail link (to Waverley Station in 8 minutes) and a Park & Ride in neighbouring Wallyford. The City of Edinburgh Bypass is accessed via the A1, located nearby. The property is just a short five minute drive from Newhailes Estate where many events take place including festivals, musical performances, dog and car shows and Farmers Markets, there is also a popular children's Adventure Play Park. An excellent range of shops can be found within the town that include a Tesco Supermarket, Aldi and Lidl, with the Fort Kinnaird Retail Outlet within a short driving distance. Traditionally a fishing village, there is an abundance of leisure options that include two sports centres, several golf courses and the famous Race Course is within easy reach. The area enjoys excellent schooling at all levels for both the state and private sector, and the nearby City of Edinburgh boasts several universities; including one of Scotland's ancient universities'; the highly regarded University of Edinburgh.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.