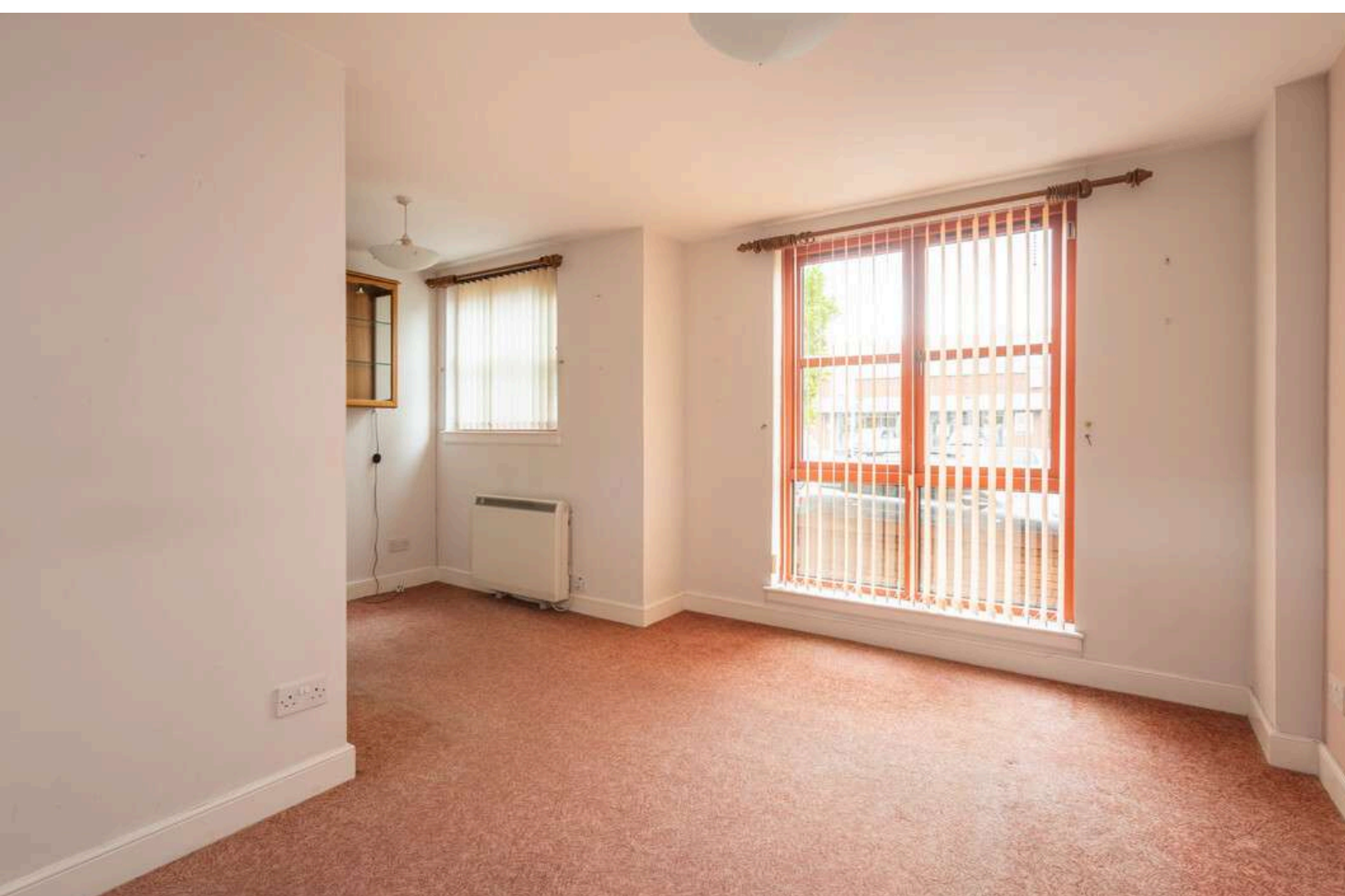




105b, Flat 8 Market Street
MUSSELBURGH, EH21 6PZ

- Hall
- Living room/dining room
- Fitted kitchen
- Double bedroom
- Modern shower room
- Residents Parking
- Electric storage heating
- EPC: C
- Council tax band: C





Flat 8, 105b Market Street is a well presented and good proportioned ground floor one bedroom flat which forms part of a modern development, situated in the heart of the popular East Lothian town of Musselburgh. The property has been well kept and benefits from having a modern fitted kitchen with integrated appliances and a contemporary shower room with vanity furniture. Electric storage heating and double glazing ensures a comfortable living environment. To the rear of the building there is a shared courtyard with drying green facilities and residents parking.

The property is ideally suited for a first time buyer or those who are seeking an ideal investment opportunity as a "Buy to let".

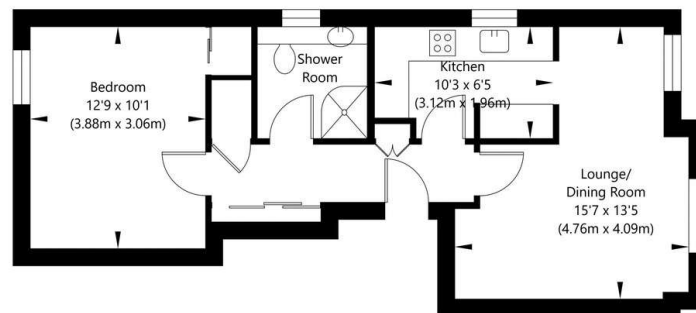
The accommodation comprises: Shared entrance with secure entry phone system, hall with good sized storage cupboard, living room with full length windows to front allowing natural light to flow through, open plan to modern fitted kitchen with base and wall mounted units incorporating an electric hob and oven, cooker hood, integrated fridge freezer and dishwasher, good sized double bedroom with window to rear and view over courtyard and

contemporary shower room with Mira shower set in corner unit, wash hand basin set on vanity unit and w.c., fully tiled walls. Residents parking to the rear.

The historic East Lothian town of Musselburgh offers its residents a broad range of excellent amenities and services that would be the envy of many larger towns. It is its own famous race course, golf clubs and harbour which is within easy walking distance of the property.

Situated close to the main town centre, there is a broad range of local retails along the bustling high street with a broader range of facilities at nearby Newcraighall Retail Park. Musselburgh also affords excellent transport links with easy access to the East, Mid and West Lothian through the A1 and the city of Edinburgh Bypass. Musselburgh also offers two local train stations provided access to Edinburgh Waverley and Haymarket Stations. There are also many pleasant walks all within close proximity to the property and along the promenade.

Ground Floor
Approx. Gross Internal Area of Main Residence
44.48 Sq M / 479 Sq Ft.
Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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