

191C North High Street

MUSSELBURGH, EAST LoTHIAN, EH21 6AN



ONE BEDROOM SECOND FLOOR FLAT
IN THE HEART OF MUSSELBURGH



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McEwan Fraser Legal is delighted to present this well presented property, offering a double bedroom, an open-plan living area, and a shower room, this second-floor flat forms part of a traditional building in the heart of Musselburgh, with excellent amenities on the doorstep, including shops, restaurants and pubs, other everyday essentials, and excellent transport links across the county and into the capital. The flat further benefits from access to off-street parking and would be perfect for first-time buyers, professionals, couples, and rental investors alike.

A shared stairwell takes you to the flat's front door on the second floor, which opens directly into the open-plan living room and kitchen. Offering space for lounge furniture, the living area enjoys neutral décor and wood-styled flooring.

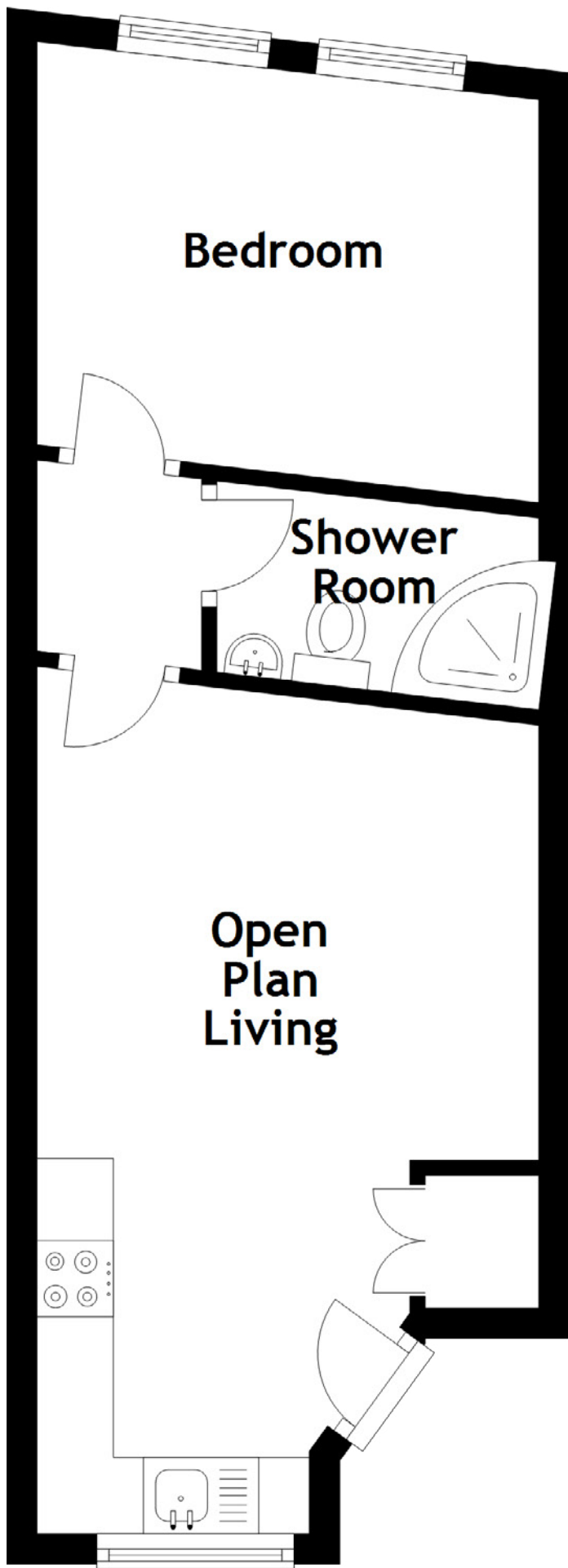
The Property





A small internal hall from the living area leads to the flat's double bedroom and shower room. The bedroom is enviably south-facing. The bedroom also offers plenty of space for free-standing bedroom furniture. The shower room comprises a corner shower enclosure, a pedestal basin, and a WC.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.49m (18') x 3.29m (10'9")
Bedroom	3.29m (10'9") x 2.64m (8'8")
Shower Room	2.11m (6'11") x 1.26m (4'1")

Gross internal floor area (m²): 32m²

EPC Rating: C



Externally the flat benefits from access to off-street parking. Scenic open spaces can be found nearby at Fisherrow Park, the historic harbour, and Musselburghs picturesque beach.



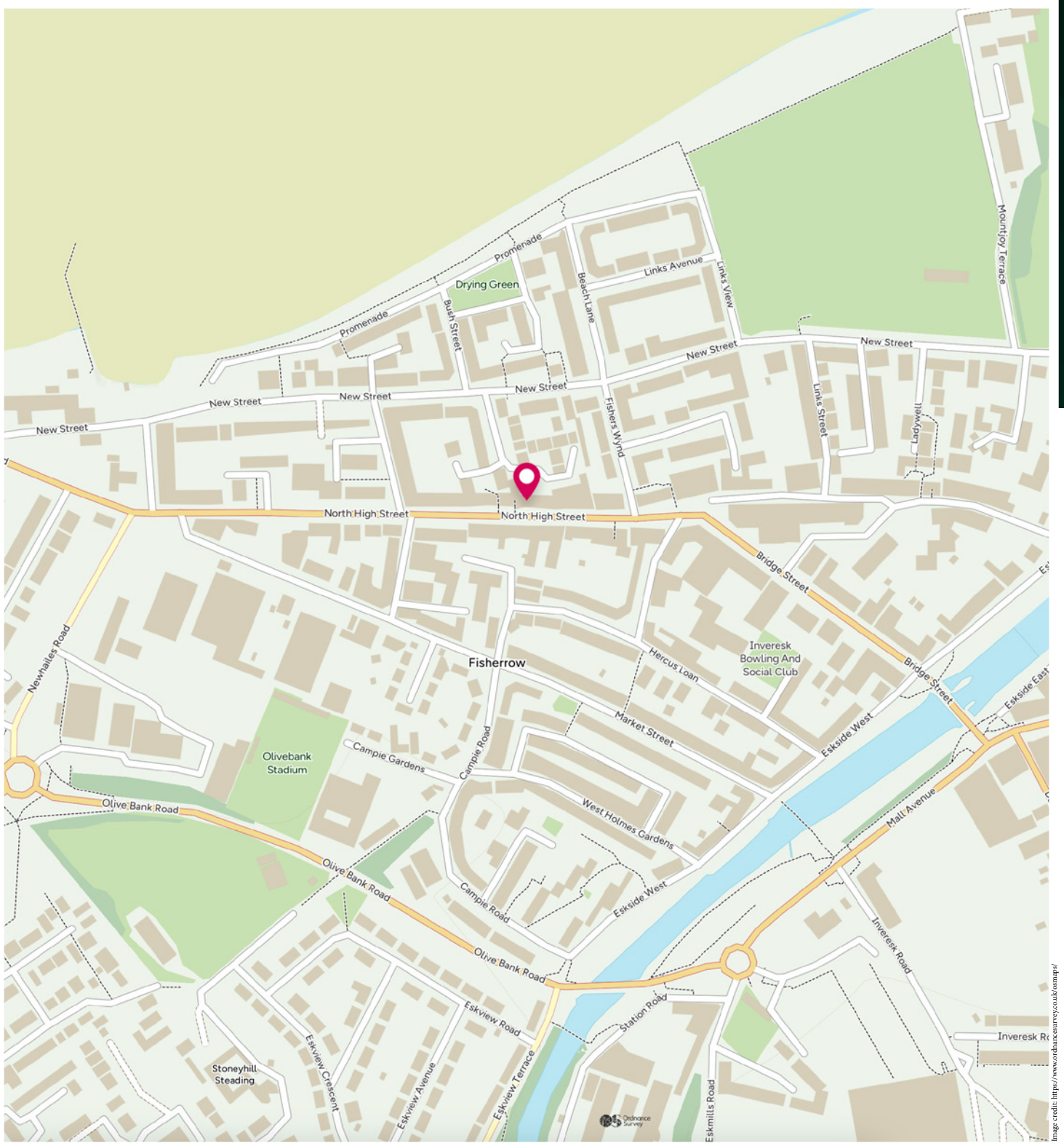


Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.

The Location



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**Part
Exchange
Available**



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Professional photography
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