



36 New Street

MUSSELBURGH | EDINBURGH | EH21 6JP



MURRAY
BEITH
MURRAY

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36 New Street, Musselburgh is a bright, spacious and well-presented main door flat with a fantastic outlook over Fisherrow Links to the open sea. The property benefits from versatile accommodation that includes two bedrooms and two reception rooms.

Entrance vestibule with terrazzo tiles; welcoming hall with storage cupboard; spacious sitting room with timber mantel piece and large storage cupboard; modern kitchen with a range of wall mounted and floor standing units; dining room; double bedroom 1; double bedroom 2; shower room.

To the front of the property is a tidy garden laid to gravel behind a privet hedge and low stone wall. A flagstone path leads to the front door. To the rear of the property is a lovely south-facing communal garden laid to grass.

Gas central heating and double glazing.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The washing machine, double oven cooker with gas hob, dishwasher and the fridge freezer are all included in the price.

The Scottish Conveyancers Forum guidance indicates that is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.



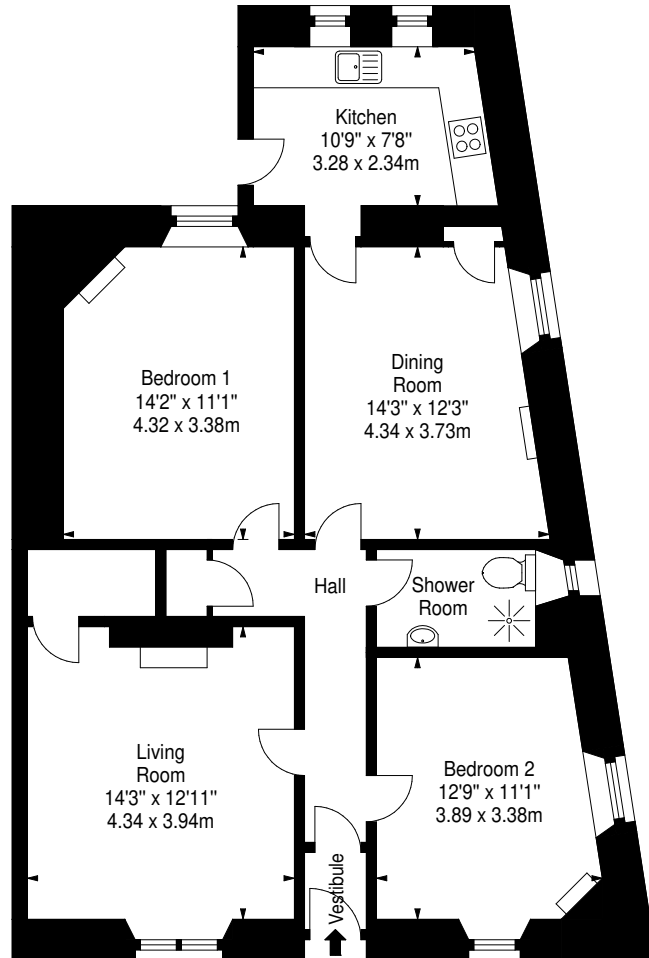


New Street,
Musselburgh,
East Lothian, EH21 6JP



SquareFoot

Approx. Gross Internal Area
933 Sq Ft - 86.68 Sq M
For identification only. Not to scale.
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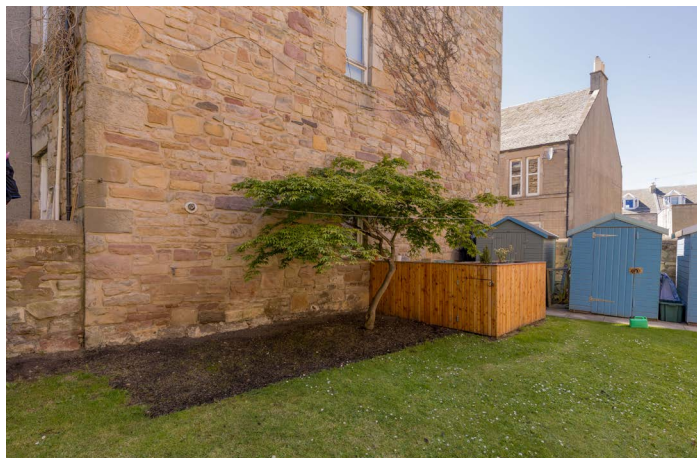


Ground Floor



Location

Musselburgh, or "The Honest Toun" as it is affectionally known, originally dates back to the 1st Century AD when a fort was built on the River Esk. Now a bustling town offering a wide range of amenities from boutique shops and cafes to banks and supermarkets, Musselburgh is a popular coastal town situated to the east of Edinburgh city centre. Public transport, by way of regular bus services from North High Street or trains from Musselburgh Train Station, make the 8-mile commute into Edinburgh Waverley an easy task on a daily basis. Schooling is well represented in both the public and private sector, with Musselburgh Grammar being one of the oldest Grammar schools in Scotland. The property is also conveniently located for the Jewel & Esk Campus of Edinburgh College and the Queen Margaret University Campus. Musselburgh Beach and Promenade, as well as Fisherrow Sands and Links are all close by. Further leisure facilities include Musselburgh Racecourse, dinghy and yacht sailing through Fisherrow Yacht Club, Musselburgh Sports Centre with a variety of facilities including a swimming pool, and a number of golf courses are all easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.