

KILGOUR

PROPERTY



41 Bridge Street, Musselburgh, EH21 6AA





- Spacious Lounge/Open Plan Kitchen
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

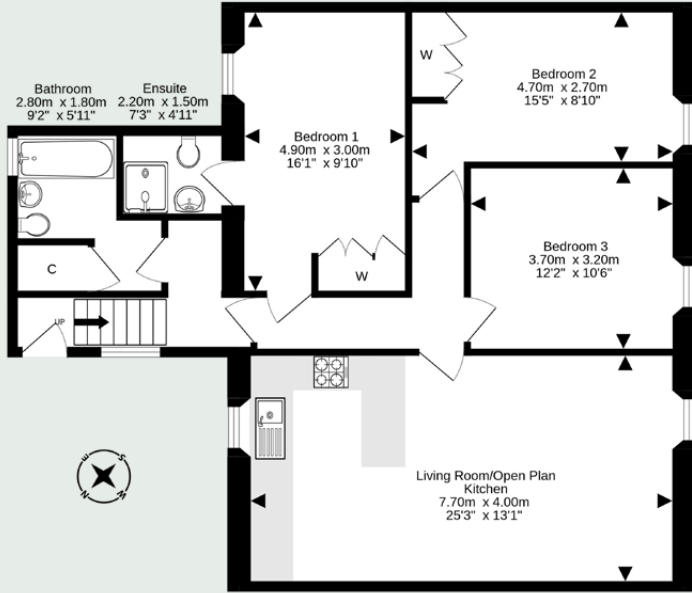
Description

A stunning upper main door flat that has just been fully refurbished and modernised to a high specification throughout and will appeal to a numbers of buyers. The property is in superb move in condition and benefits from gas central heating and is fully double glazed. It is ideally placed to take advantage of the many amenities Musselburgh has to offer and there are excellent commuting links in to Edinburgh and further afield.

Location

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh City Centre and surrounded by the beautiful East Lothian countryside. Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket, banking, building society and Post Office services. Lidl Supermarket is right across the street and Aldi supermarket is right behind it. Fort Kinnaird Retail Park, which boasts an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh also has its own train station and Newcraighall station is also nearby, providing links to Edinburgh and beyond.



1 3 2 C 
A B C
EPC BANDD 
COUNCIL TAX BAND

Lounge/Open Plan Kitchen	25'3 x 13'1	7.70 x 4.00m
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Bedroom 1	16'1 x 9'10	4.90 x 3.00m
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En Suite	7'3 x 4'11	2.20 x 1.50m
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Bedroom 2	15'5 x 8'10	4.70 x 2.70m
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Bedroom 3	12'2 x 10'6	3.70 x 3.20m
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Bathroom	9'2 x 5'11	2.80 x 1.80m
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