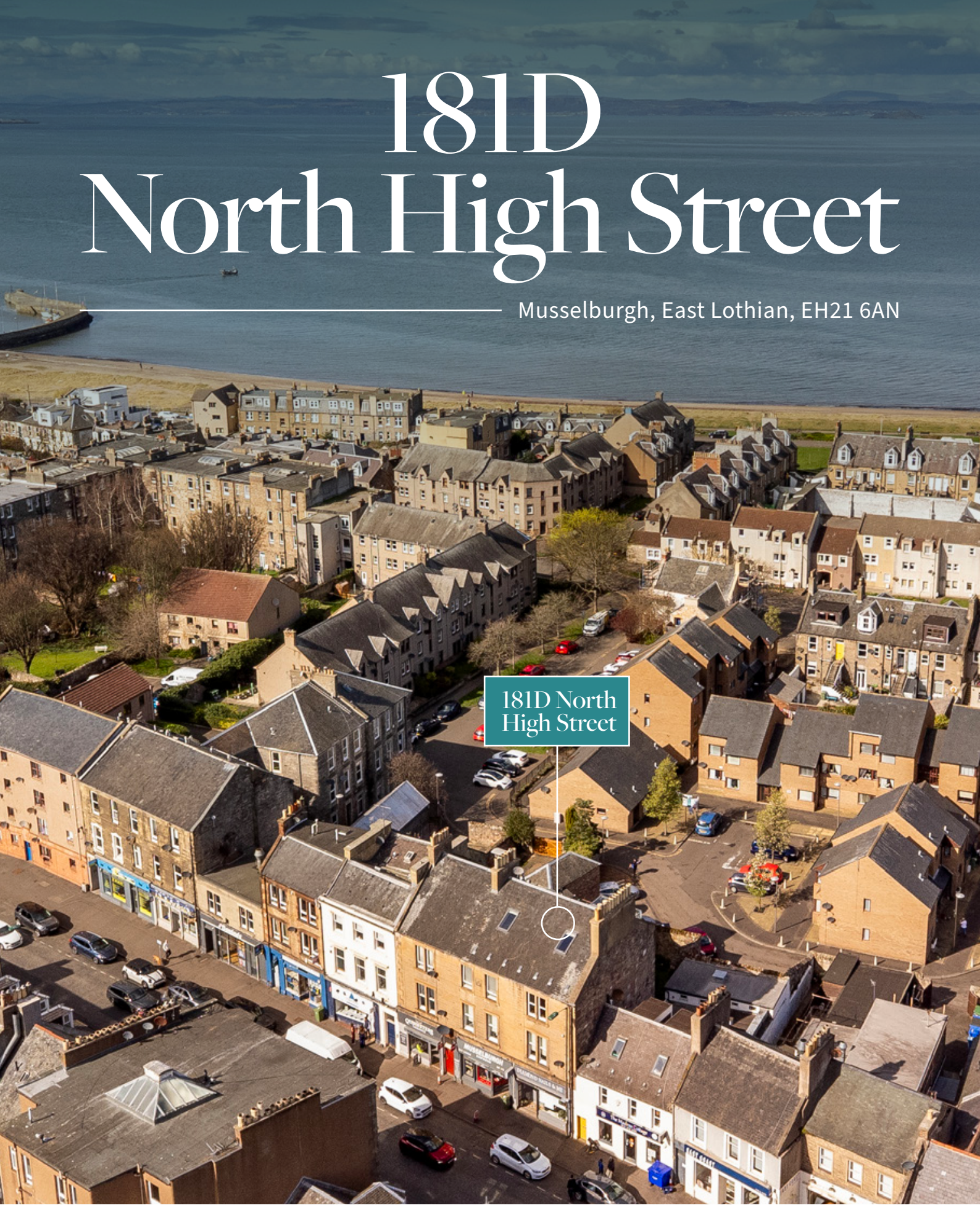


181D North High Street

Musselburgh, East Lothian, EH21 6AN



181D North
High Street



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A charming & traditional

double upper flat

Situated in Musselburgh, this three-bedroom double upper flat is a spacious residence that has a prime position on the High Street, offering excellent convenience. A stone's throw from shops, it offers immediate access to local amenities and bus links, and is within easy reach of schools and the train station. It is also within walking distance of the sandy beach and the idyllic River Esk – perfect for leisurely strolls and family days out. The home itself occupies the second and third floors of a traditional building, providing a lovely combination of period charm and modern styling. It further boasts a spacious living room and dining kitchen, a private balcony, and two bathrooms, as well as far-reaching elevated views and extensive storage. Versatile and inviting, this property will be in high demand amongst commuting professionals, families, and first-time buyers alike.



181D North
High Street

General Features

- A traditional and charming double upper flat
- Occupies the second and third floors
- Prime location on Musselburgh's High Street
- Views over Musselburgh to the Firth of Forth
- Attractive interior décor with period features

Accommodation Features

- Shared stairwell leading to private front door
- Welcoming entrance hall with built-in storage
- Living room with storage and a private balcony
- Spacious and well-appointed dining kitchen
- Upper landing with three built-in cupboards
- Expansive principal bedroom with a snug
- Two additional bedrooms (one with storage)
- Tiled bathroom with a three-piece suite
- Modern shower room with a three-piece suite
- Gas central heating and double-glazed windows

Exterior Features

- Enclosed communal rear garden with a lawn
- Private external store cupboards on communal stairwell landing
- Residents parking available at the rear
- Additional on-street parking available in the area

Welcome to

181D North High Street

Introducing a traditional three-bedroom double upper flat in the heart of Musselburgh, which offers bright and airy accommodation, finished with characterful period features, modern comforts, and attractive interior design to create a home that exudes style and practicality.

The property is accessed via a shared stairwell that leads up to a private front door. Upon entering, you are welcomed by a hall with built-in storage. Here, the neutral décor and hardwood floor, hint at the quality accommodation to follow.



Far-reaching elevated views



Spacious

living areas with
flexible uses

The living room is on the third floor, accessed from an upper landing with a trio of built-in cupboards. This spacious reception area continues the hall's beautiful aesthetic, creating a harmonious ambience that is easy to style. Built-in cupboards and generous eaves storage add to the practicality of the room, ensuring it remains neat and tidy.







Dual-aspect glazing invites an abundance of natural light into the space, whilst charming balcony-style windows open out to a private balcony, enjoying elevated views over Musselburgh to the Firth of Forth – a wonderful backdrop for afternoon tea. This room has the flexibility of being used as the principal bedroom with the built-in storage.





The dining kitchen is well-appointed with wood-toned cabinets and stone-style worktops, backed by matching splashback panels that are easy to clean. It also has space for a table and chairs for family meals and intimate dinner parties. It comes with an integrated double oven and gas hob, with room for additional freestanding appliances.

A dining kitchen for family meals





Three comfortable bedrooms



for peaceful rest

Located throughout the home, the three bedrooms all benefit from hardwood flooring and light decoration, adding to the bright and airy atmosphere. The second double bedroom comes with built-in storage, whilst the third room is a versatile space that can accommodate a double bed or be easily adapted into a private office or nursery (if preferred).

South-facing

principal bedroom



The south-facing principal bedroom is an expansive double and a sanctuary of style. It boasts ample floorspace for bedside furnishings and its own lounge/snug area for relaxation. Furthermore, it has an elegant display of period details, including a highly ornate feature fireplace with living flame gas fire, intricate cornice work, and a neat picture rail. The decoration enhances the space further, with a dado rail dividing the upper neutral tones from the subtle olive wallpaper at base level. It is a sophisticated aesthetic. Finishing the room is a recess with handy display shelving. This room also has the flexibility of being used for a large twin-windowed Sitting Room.

A sanctuary of style

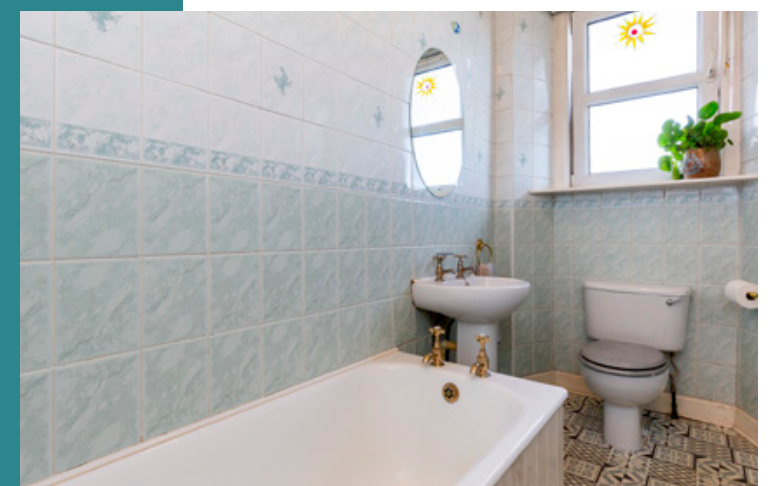
with ample floorspace



Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Two bathrooms for convenience

Conveniently, the property has a tiled three-piece bathroom on the second floor and a modern three-piece shower room on the third floor, which is equipped with counterspace and fitted cabinet storage. The property has gas central heating and double-glazed windows, ensuring a comfortable living environment all year round.





Views over Musselburgh

to the Firth of Forth



Externally, the property benefits from private store cupboards located on the landing in the communal stairwell. Homeowners also have shared use of a charming rear garden, which is enclosed by a high wall for privacy and has direct access to the rear parking area. The communal garden features a good-size lawn/drying green and a low-maintenance area, lending itself well to outdoor relaxation and summer dining. Residents parking is available to the rear with additional on-street parking also readily available in the area.

Extras: all fitted floor and window coverings, light fittings, and an integrated double oven and gas hob to be included in the sale.





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Property Name

181D North High Street,

Location

Musselburgh, East Lothian, EH21 6AN

Approximate total area:

137.4 sq. metres (1479 sq. feet)

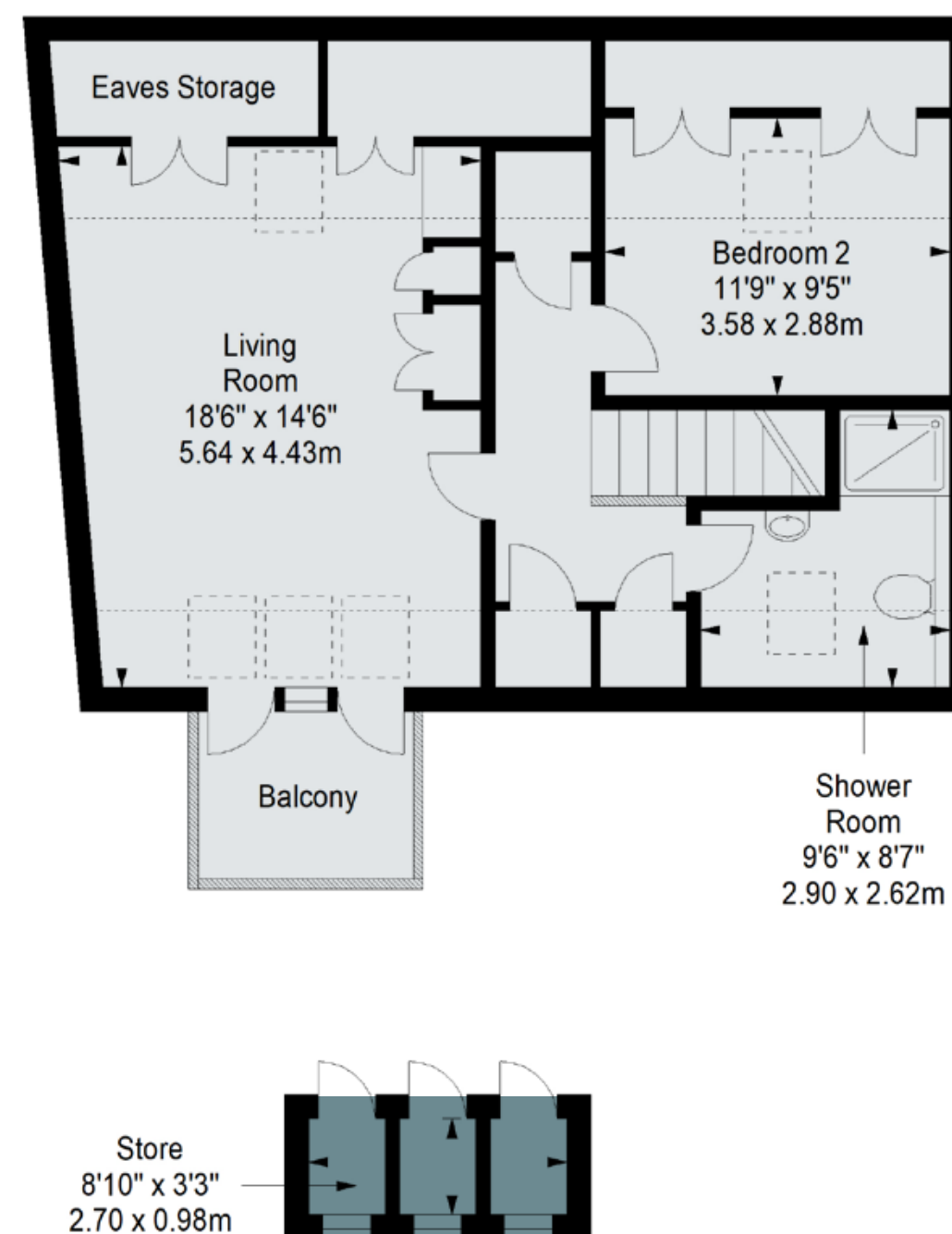
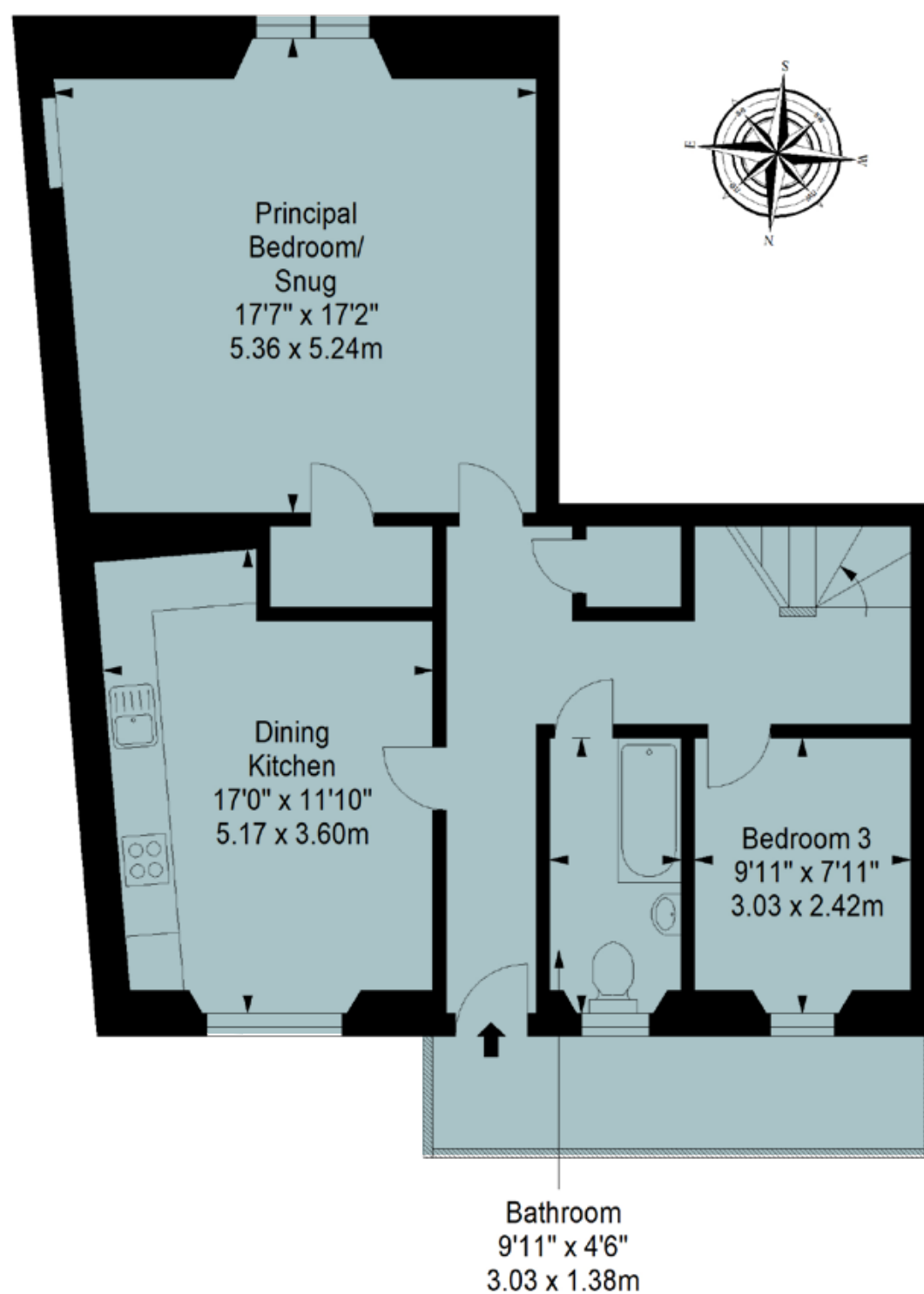
The floorplan is for illustrative purposes.
All sizes are approximate.

- Second floor
- Third floor
- Store

EPC Rating - E

Council Tax Band - D

Home Report Value - £280,000



An idyllic small-town lifestyle
within easy striking distance of
the capital

Musselburgh



Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well

as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.