



146d North High Street  
MUSSELBURGH | EAST LOTHIAN | EH21 6AS

  
**warners**  
solicitors & estate agents



## 146d North High Street

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Most attractive top floor flat offering a light, spacious and well presented interior and a great location a short walk from the Beach, Harbour and varied High Street amenities.

This lovely, ready to move into property has good sized floor space and would be ideal as either a first time purchase or buy to let investment. Plenty of natural light filters into the south-facing public room, which has ample free floor space for both seating and dining furniture. Notable features include a white gloss fitted kitchen with tiled splash-backs, a fully tiled shower-room plumbed with electric shower, gas central heating and double glazed windows. Eaves cupboards in each bedroom provide excellent storage and are supplemented by the loft space. A paved shared garden to the rear of the block is a quiet spot for sitting out.

- Bright living/dining room with gas fire
- Fitted kitchen
- Two bedrooms
- Shower-room with electric shower
- Gas central heating
- Double glazing
- Superb storage facilities
- Security entryphone system
- Shared rear garden

All kitchen appliances will be included in the sale.

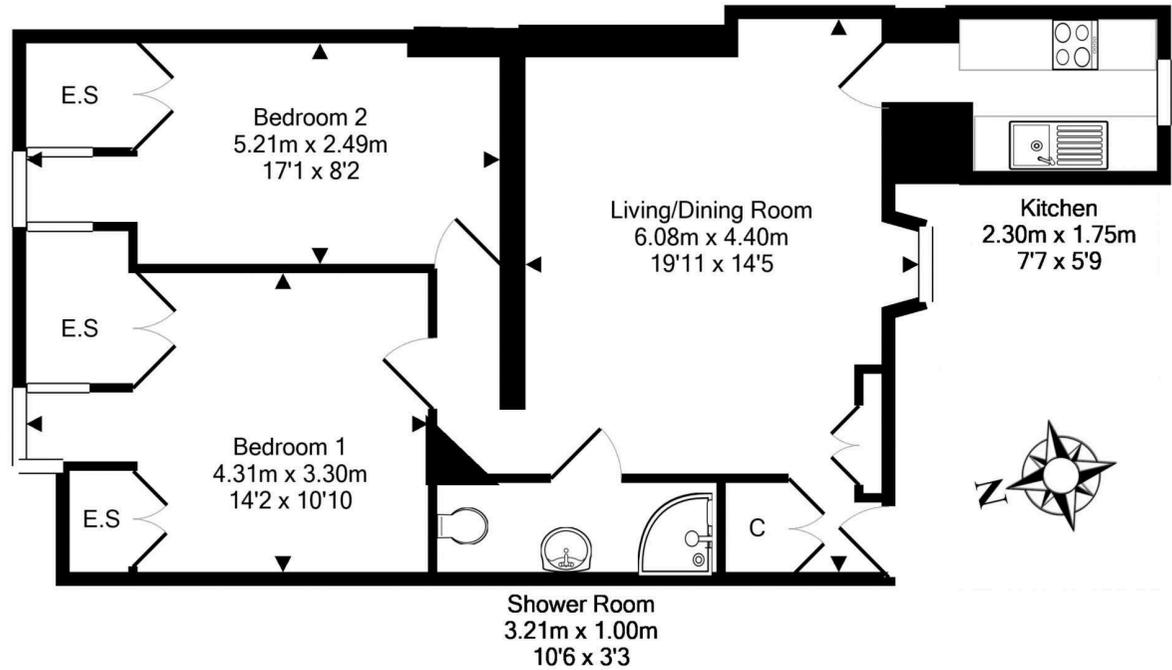
EPC rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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