



85A New Street  
MUSSELBURGH | EH21 6DA

**warners**  
solicitors & estate agents



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Well presented one bedroom ground floor flat located in the heart of Musselburgh that would make an ideal first time buy or investment purchase. Viewing is recommended of this lovely, attractively finished off property. The property comprises bright and spacious kitchen living room with spacious living area and fully fitted modern kitchen which currently homes the induction hob, hood and oven, washing machine and fridge/freezer. There is a well proportioned bedroom at the front of the property and completing the accommodation is the bathroom with shower over the bath. The property also benefits from ample on street parking, double glazing and a shared courtyard with two outside cupboards. Early viewing is highly recommended.

- One Bedroom Apartment
- Modern fitted kitchen and bright and spacious open plan living
- Well proportioned bedroom
- Bathroom with shower over the bath
- Entrance hall with storage cupboard
- Double glazing
- Ample on street parking

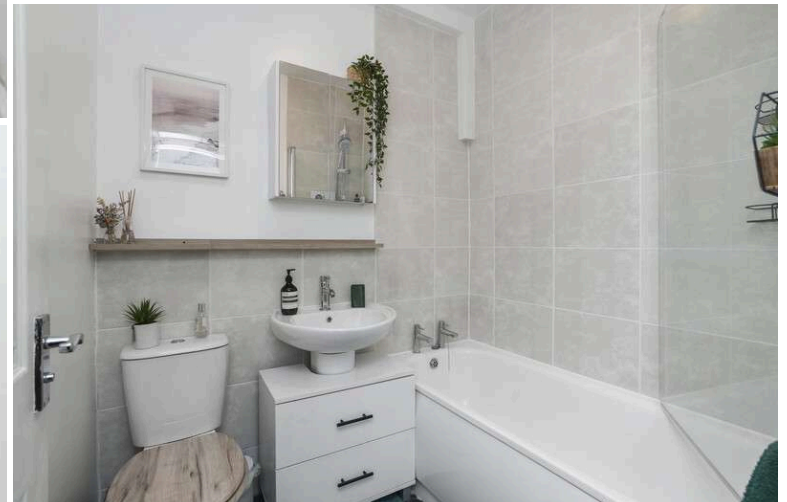
The fridge/freezer, washer/dryer, blinds, curtains, white cabinet under the tv, bathroom wall cabinet will be included in the sale of the property. EPC C.

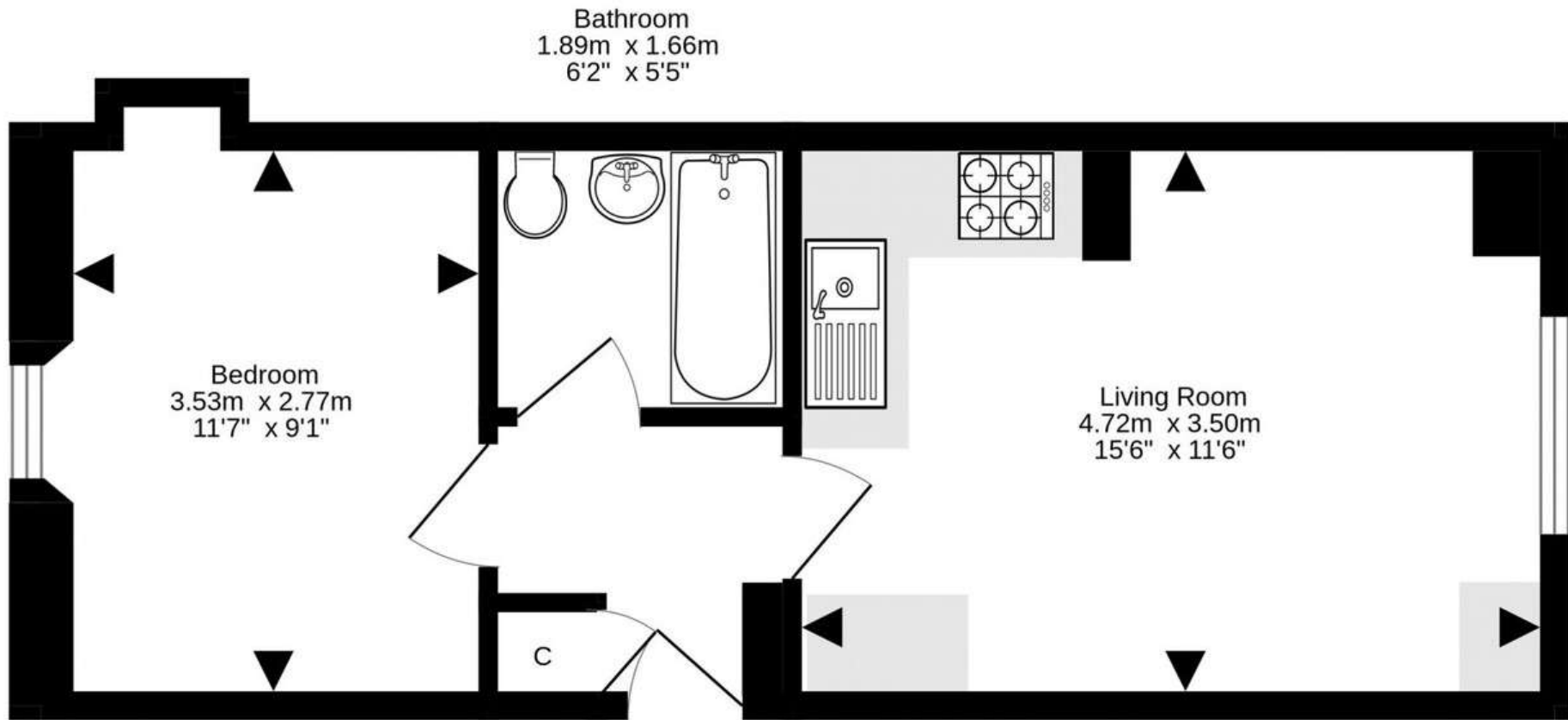


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. The property is a few minutes walk to the train station. Musselburgh also provides schools in both the state and private sector.





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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