



The Parsonage 21K High Street  
| MUSSELBURGH | EH21 7AD

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solicitors & estate agents



## The Parsonage 21K High Street

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An exciting opportunity has arisen to acquire this well-presented one bedroom third floor flat, in the popular town of Musselburgh to the East of Edinburgh. This beautiful property has been well-maintained and is offered to the market in genuine move-in condition and would make an ideal buy for an investor or first time buyer alike.

The property comprises an open plan kitchen/living room with views over the high street and currently comprises an induction hob, oven, fridge/freezer and utility cupboard. There is also a well proportioned bedroom and completing the accommodation a bathroom with shower over the bath and a heated towel rail. The Hall has two storage cupboards and the property benefits from secure entry and communal garden areas. Early viewing is highly recommended to avoid missing out.

- One-bedroom third floor flat
- Sought after location overlooking the High street
- Outstanding public transport links
- Excellent local amenities
- Spacious Kitchen-Living room
- Modern fitted Kitchen
- Well proportioned bedroom
- Bathroom
- Communal garden areas

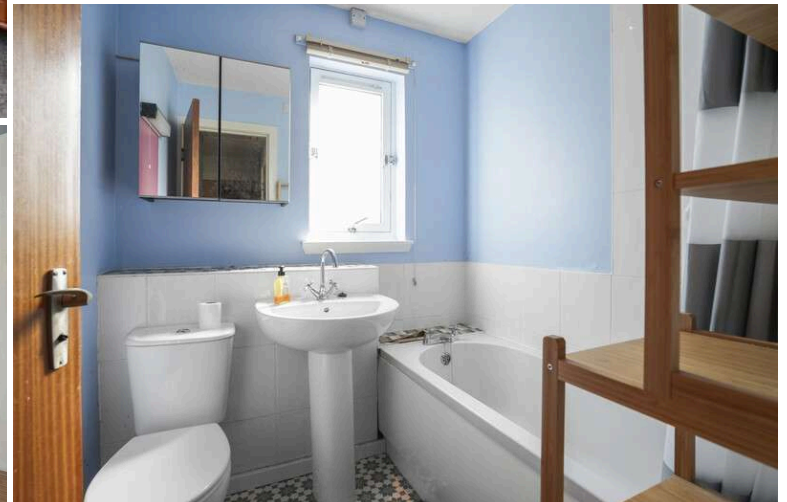
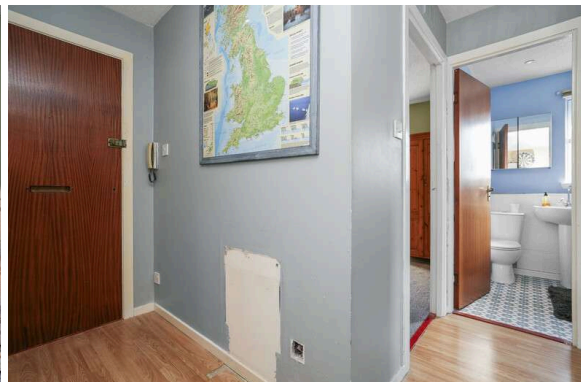
All fixtures, fitting, white goods and items of furniture can be included in the sale. Please be advised that no guarantees come with the appliances. EPC Rating E.

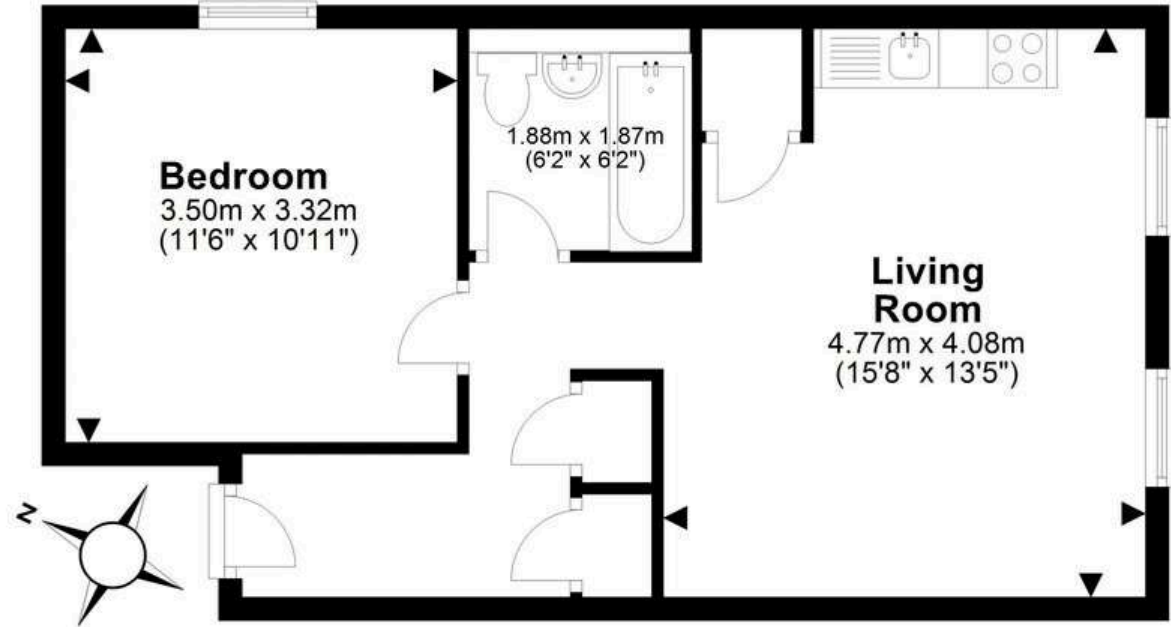
Factor fee approx. £220 per year.

**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. Musselburgh also provides schools in both the state and private sector.





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