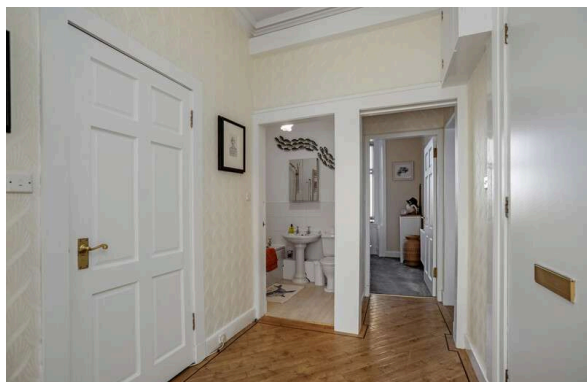




185A North High Street  
MUSSELBURGH | EAST LOTHIAN | EH21 6AN

  
**warners**  
solicitors & estate agents



## 185A North High Street

MUSSELBURGH | EAST LoTHIAN | EH21 6AN

Set in the heart of Musselburgh, moments from the waterfront and harbour, excellent local amenities and quick transport links is this spacious first floor apartment. Boasting a well-kept communal garden with drying area, gas central heating and double glazing this property would make an ideal home in a well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright South facing lounge with twin windows and feature fireplace, a contemporary kitchen with attractive units, two well-proportioned garden facing bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Traditional first floor apartment in the heart of Musselburgh
- Well-kept communal garden with drying area
- Brick built out building.
- Welcoming hallway with storage
- Bright twin window lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

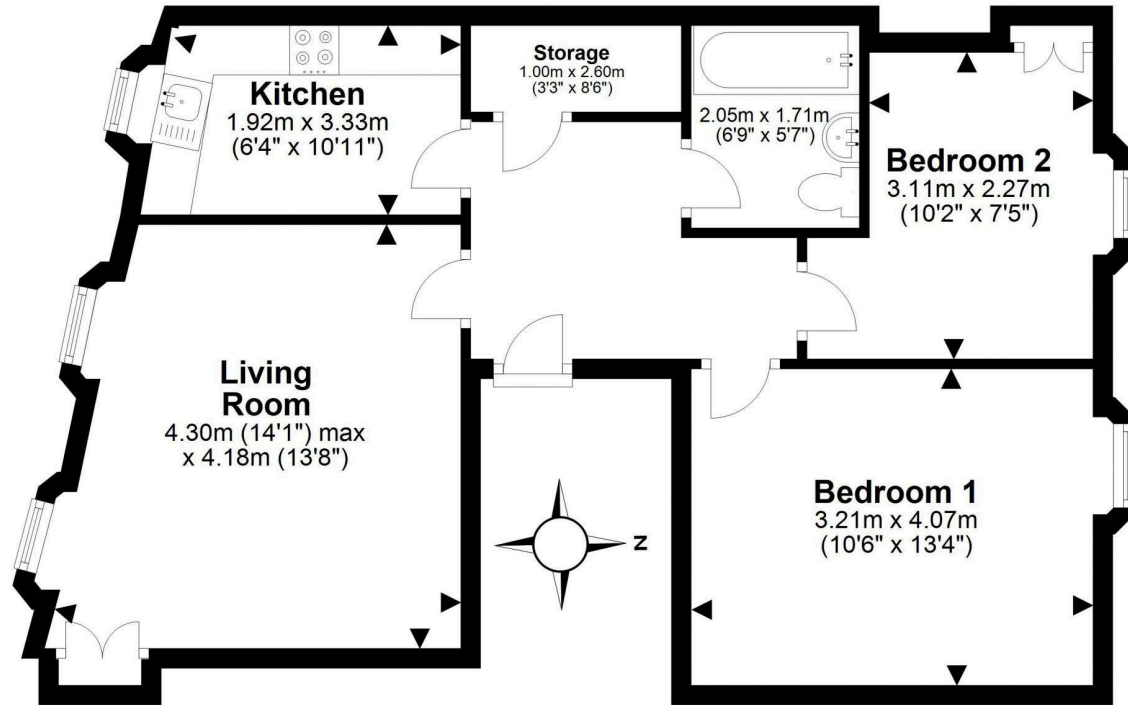
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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.

EPC C, Council tax B, There is no factoring cost associated with this property. Included in this sale are all window blinds, washing machine, fridge, freezer, cooker, bathroom cabinet and feature center light in the living room.





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.