



The Parsonage 21J High Street  
MUSSELBURGH | EH21 7AD

**warner's**  
solicitors & estate agents



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Nestled to the quiet rear of the block with panoramic tree lined views and moments from excellent amenities, quick transport links and fine waterfront and countryside walks is this immaculately presented third floor apartment. Boasting manicured communal grounds and parking to the rear this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright lounge, a contemporary kitchen with attractive units, two well-proportioned double bedrooms both with built-in wardrobes and the flat is completed by an exquisite bathroom with shower over bath.

- Third floor apartment in move in condition
- Heart of Musselburgh location
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms both with built-in wardrobes
- Exquisite bathroom
- Manicured communal grounds

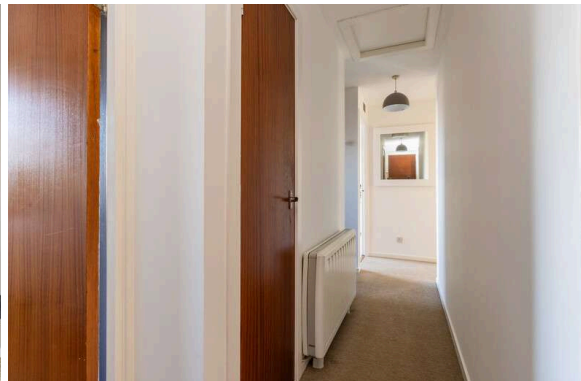
Fridge, freezer, washing machine, oven and hob included in sale. EPC Rating D,

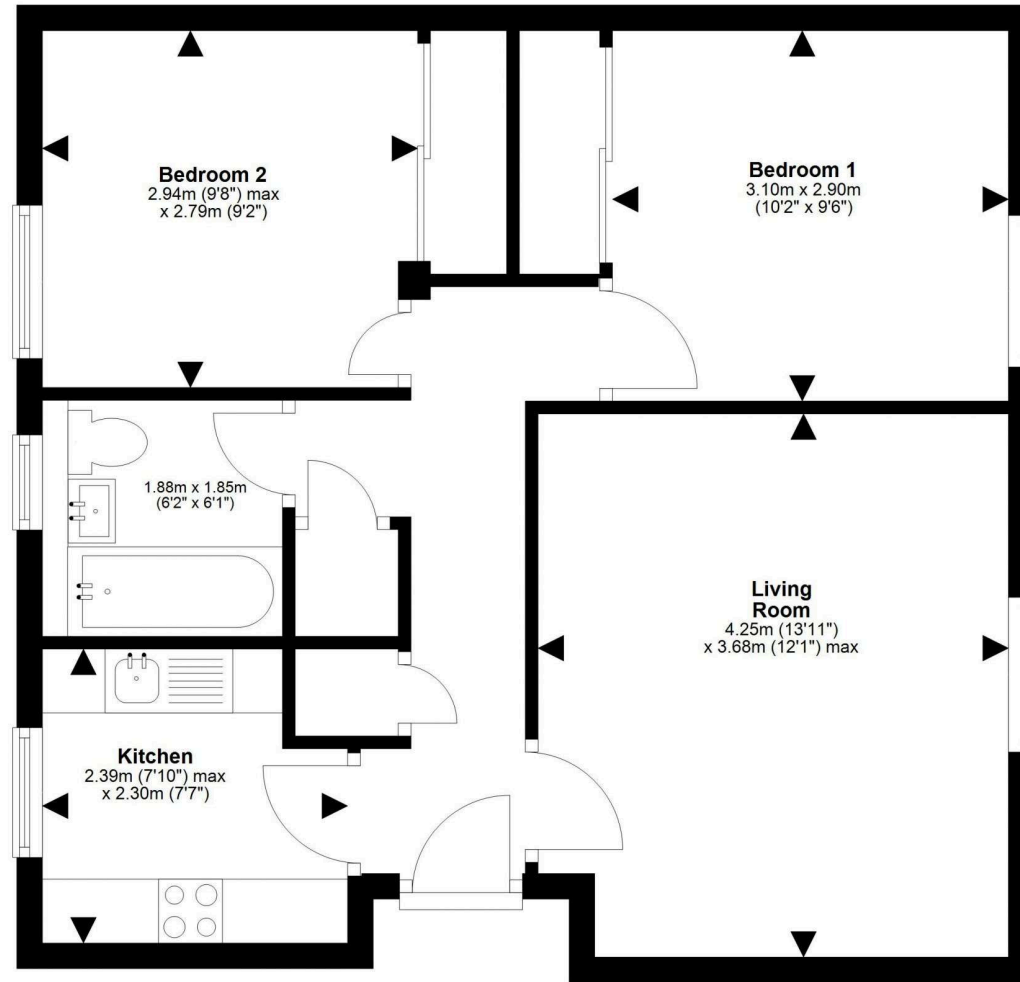
Factoring charges £200 per annum to the residents association for the upkeep of gardens, fences and flower beds

**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.





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.