



NO LEASING TO WATTS CLOSE 33, 35 & 37, NORTH HIGH STREET

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- Business Accounts and Taxation
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- Help with Finance Raising

TaxAssist Accountants
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Opening Hours
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9am - 5pm

- Business Accounts and Taxation
- Self Assessment
- Bookkeeping and VAT Returns
- Payroll and HR
- Company Formation
- Business Plans
- Business Start-ups
- Help with Finance Raising

Need an accountant?
Please call in to discuss your business needs

NYLLA FASHION & BEAUTY

OPEN

OPENING HOURS
MONDAY - SATURDAY
11:00 - 18:00
SUNDAY

EYEBROW THREADING
FACIAL TREATING
EYEBROW TINTING
EYELASH TINTING
WAXING (BODY)
NATURAL MAKEUP
FACIALS (WAXING & MORE)
HENNA DESIGNS
EYELASH EXTENSIONS

203a North High Street
MUSSELBURGH | EH21 6AP

warners
solicitors & estate agents





203a North High Street

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Two Bedroom first floor flat, forming part of a traditional three storey building, located in the very heart of Musselburgh Town Centre. This light and well appointed flat is in need of renovation and is just a stone's throw from all the amenities for which Musselburgh is renowned, with the beach and harbour being just a few streets away.

The flat is accessed from the rear by means of an external stair. The property comprises an entrance hall, two well proportioned bedrooms, one with built in storage, a kitchen that currently comprises a gas hob, oven and fan and fridge. The living room which features an Edinburgh press and electric fire and completing the accommodation is the bathroom with a shower over the bath and a heated towel rail. The property also benefits from on street parking.

- Central location
- Spacious living room
- Two Bedrooms, one with built in storage
- Bathroom with shower over the bath
- Kitchen
- On street parking

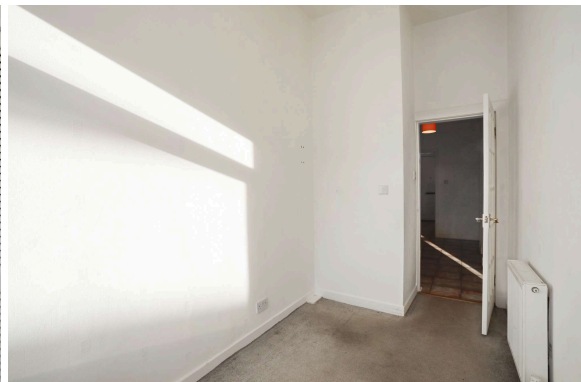
The blinds, fridge and freezer are included in the sale.

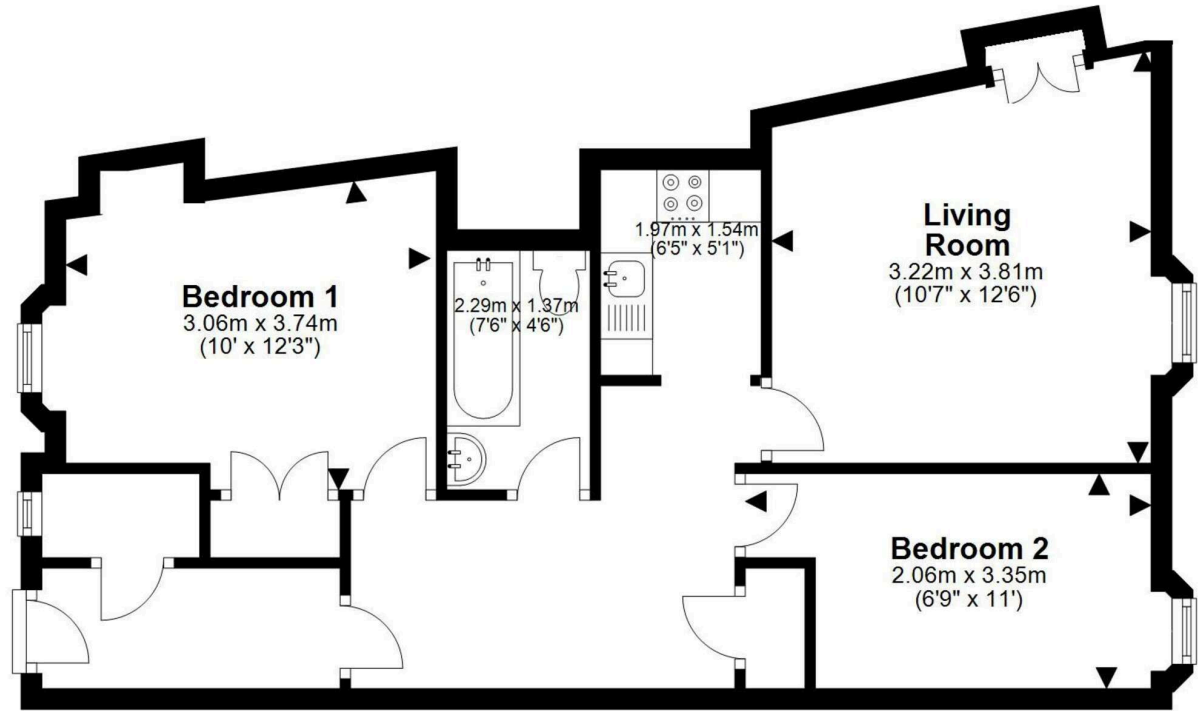
EPC rating D. Council Tax Band B.

PRICE & VIEWING: Please refer to our website, 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.