

Blackadders



74 Newbigging  
Musselburgh EH21 7AR

Offers Over  
**£175,000**

Lounge  
Kitchen  
2 Bedrooms

Bathroom  
GCH & D/G  
Private Gardens

Viewing: By appointment through selling agent on 0131 202 1868

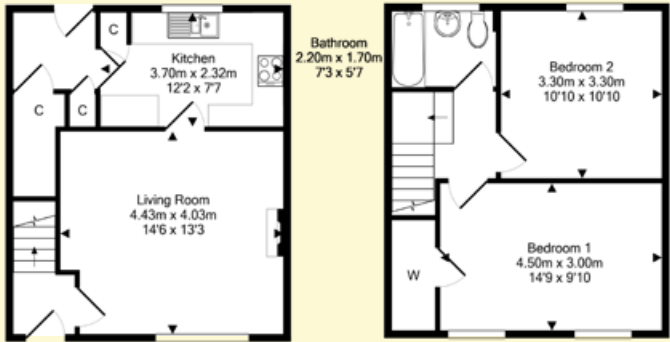
DESCRIPTION

A stylish and very well presented mid terrace villa set in a popular and sought after location close to amenities and well placed for commuting.

The property benefits from gas central heating and is double glazed. Externally there are private gardens to the front and rear.

LOCATION

Musselburgh is an historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Racecourse. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station provides access to the North and South.



Ground Floor

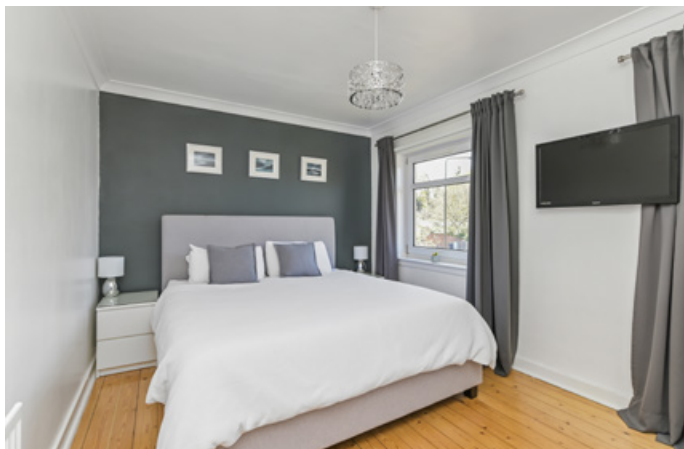
First Floor

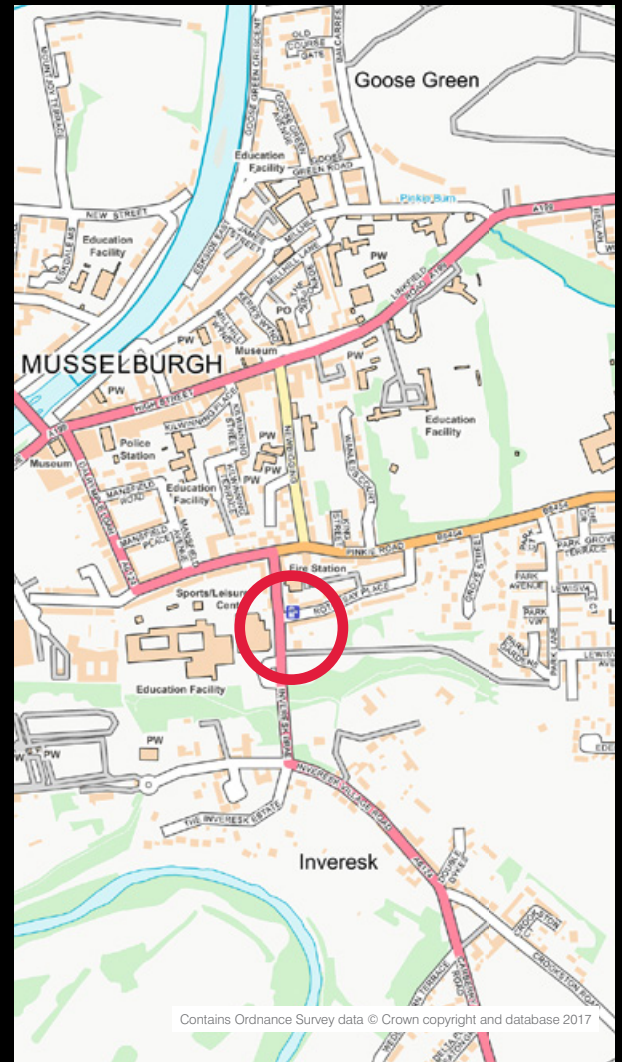
ACCOMMODATION  
(measurements are approx)

Lounge	14'6 x 13'3	4.43 x 4.03m
Kitchen	12'2 x 7'7	3.70 x 2.32m
Bedroom 1	14'9 x 9'10	4.50 x 3.50m
Bedroom 2	10'10 x 10'10	3.30 x 3.30m
Bathroom	7'3 x 5'7	2.20 x 1.70m









## Blackadders



### ABERDEEN

37 Langstane Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

### ARBROATH

129 High Street  
Arbroath  
DD11 1DP  
Tel: 01241 876620

### DUNDEE

30 & 34 Reform Street  
Dundee  
DD1 1RJ  
Tel: 01382 342222

### EDINBURGH

40 Torphichen Street  
Edinburgh  
EH3 8JB  
Tel: 0131 202 1868

### PERTH

77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

**property@blackadders.co.uk • www.blackadders.co.uk**

**DISCLAIMER.** Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.