

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.

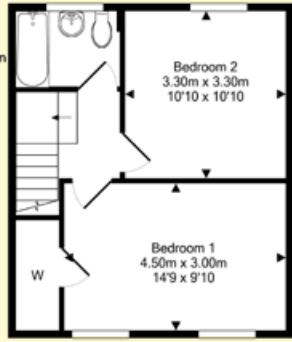
The property benefits from gas central heating and is double glazed. Externally there are private gardens to the front and rear.

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



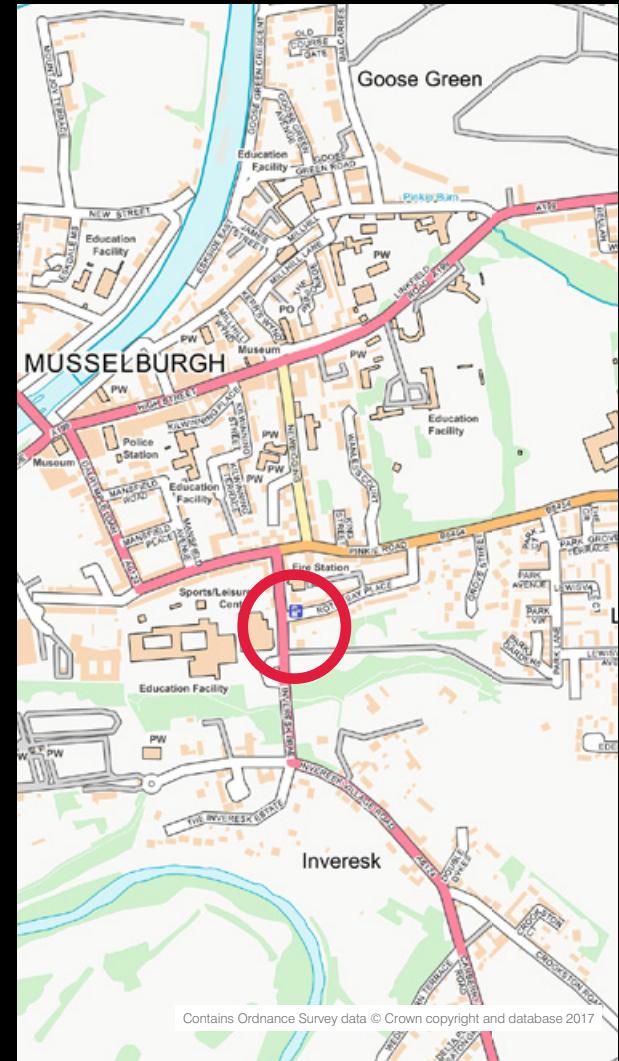
First Floor

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 3.00m
Bedroom 2	10'10 x 10'10	3.30 x 3.30m
Bathroom	7'3 x 5'7	2.20 x 1.70m







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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

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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.