

COULTERS[©]

182G NEW STREET

MUSSELBURGH, EAST LoTHIAN, EH21 6BZ

1 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

A spacious one-bedroom apartment located on the second floor, nestled in the heart of the sought after coastal town of Musselburgh.

Perfectly positioned between the picturesque promenade and the vibrant High Street, the property offers convenient access to a wealth of local amenities, shops, and cafés.



KEY FEATURES



Second floor flat



One double bedroom



Communal garden



On street parking



Within a short walk of all local amenities



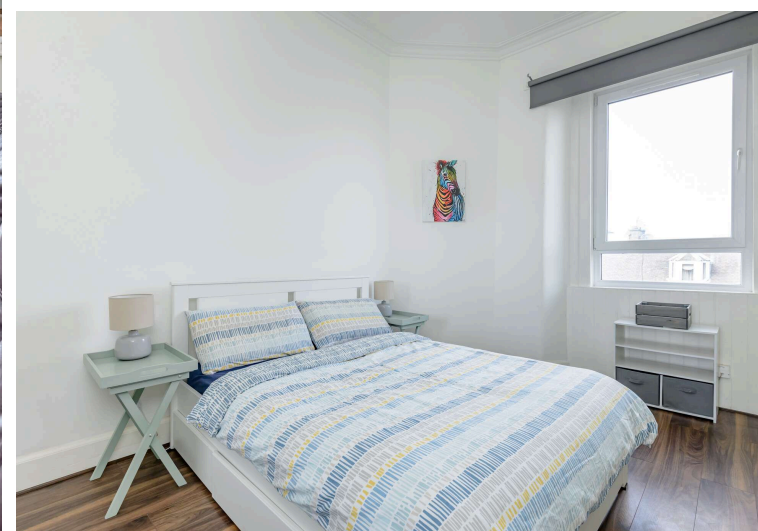
Excellent transport links nearby



EPC Rating - D



Council Tax Band - B



The property comprises; entrance hallway which leads to an open plan living room/kitchen with dining alcove; double bedroom with ample space for free standing storage units and a shower room.

Residents benefit from nearby on-street parking and a well-maintained communal garden, while excellent transport links ensure easy connectivity to Edinburgh City Centre. This appealing home presents an ideal opportunity for first-time buyers or investors alike.





THE LOCAL AREA

Musselburgh is a popular East Lothian town five miles east of Edinburgh city centre. The central location of this property means it is in walking distance of a wide variety of amenities including coffee shops, hairdressers, convenience stores, bars, and restaurants. Larger superstores including Tesco, Aldi and Lidl are all a short drive away.

Fort Kinnaird shopping destination is 10 minutes away by car. Recreational opportunities include peaceful walks along the River Esk; the nearby Musselburgh Racecourse, the second biggest in Scotland and Musselburgh Old Course Golf Club. Musselburgh Sports Centre with pool, sports hall, and gym; and the renowned golf courses and beautiful beaches of East Lothian are in close proximity. It is an excellent location for Queen Margaret University.

Regular bus services take you from Musselburgh High Street into the city centre in 30 minutes, and there is easy access to the A1 and City Bypass.

Trains from Musselburgh Railway Station transport you into Edinburgh in under ten minutes.

EXTRAS

All integrated appliances, fitted floor coverings, window coverings and light fittings are included in the sale.

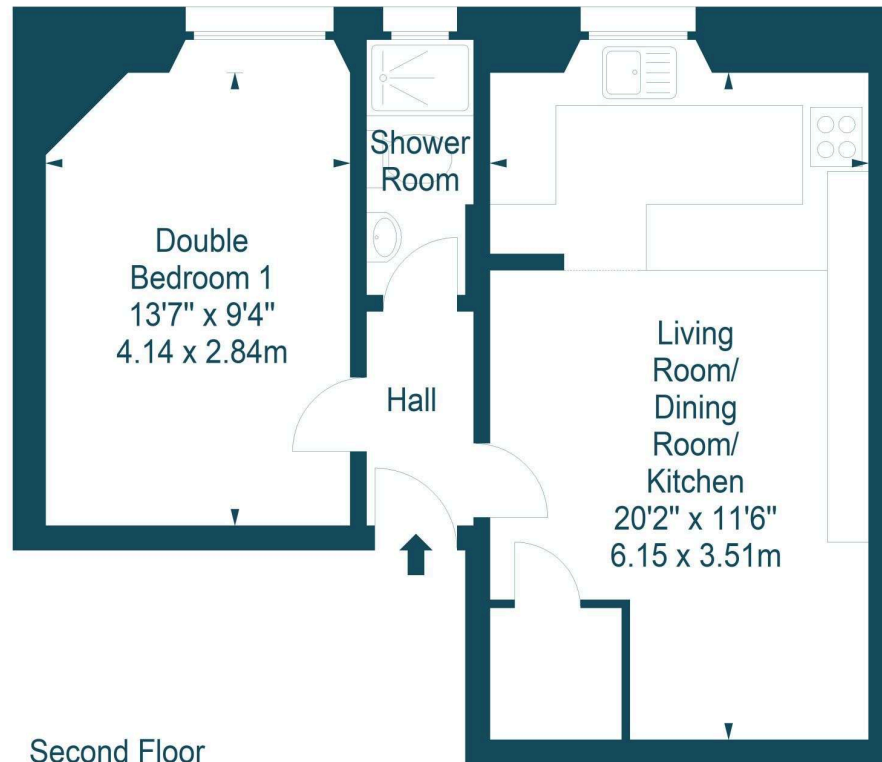




New Street,
Musselburgh,
East Lothian, EH21 6BZ



Approx. Gross Internal Area
431 Sq Ft - 40.04 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.