



23a Bridge Street Musselburgh East Lothian EH21 6AA







Superb and stylish double upper flat in a converted “C” listed townhouse set in the heart of Musselburgh. The property has been beautifully renovated and benefits from gas central heating, double glazing and excellent storage space.

Located outside Edinburgh in the heart of the popular coastal town of Musselburgh and beside the River Esk, this property is ideally situated for all the facilities that this thriving town has to offer. Shops, banks, cafes and supermarkets are all nearby, as well as the harbour, promenade, parks and coastal walks. The area has a variety of bars, restaurants and leisure facilities including a local theatre, swimming pools, gyms and a leisure centre. In addition a sailing club and well-regarded golf courses are also found close by.



There is also a good range of nursery, primary and secondary schools including the renowned Loretto School. At further education level the Edinburgh College and Queen Margaret University campus are close by. Musselburgh is well placed for access to the city bypass and A1. The area is also well served by regular buses into Edinburgh, which is approximately 30 minutes away.

Internally the property is in excellent decorative order throughout and provides spacious and flexible accommodation set over two levels. A secure lane to the side of the property provides access to a private bin store area.

Unrestricted parking is available nearby in the surrounding streets.

PROPERTY DETAILS

- Shared entrance with maindoor opening onto a carpeted staircase to the upper floors.

First Floor

- Hall with carpeted staircase to top floor. Entryphone handset.
- Bright and spacious Lounge with triple sash and case windows to front. Window shutters. Walk in shelved cupboard. Built in shelved wardrobe. Space for large dining table and chairs.
- Stylish and fully fitted Kitchen with matching wall and base units. Integrated electric hob and oven. Chimney style extractor hood. Integrated washing machine, dishwasher and fridge/freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Wall mounted combi boiler. Window to rear with open outlook.
- Large Double Bedroom with window to rear with open outlook.

- WC with white two-piece suite comprising wash hand basin with vanity unit below and WC. Mirror. Extractor.

Top Floor

- Landing providing access to all upper rooms.
- Large main Double Bedroom with window to rear and Velux window to front.
- Further Double Bedroom with window to rear and Velux window to front.
- Stylish family Bathroom with white three-piece suite comprising double ended bath, wash hand basin and WC. Shower compartment with mixer shower. Shaver point. Velux window to front.



Viewing by appointment on 0131 524 3800

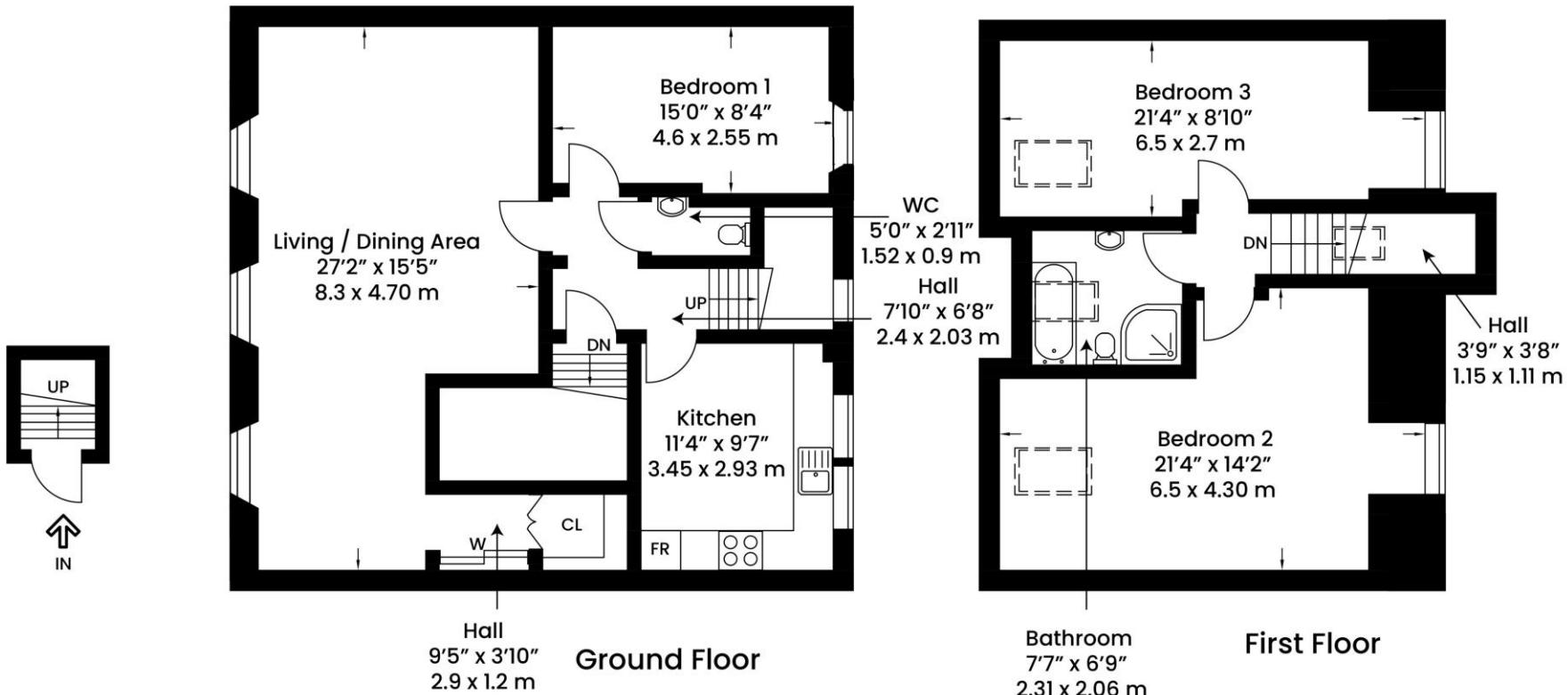












Energy Efficiency Rating: C
Council Tax Band: C