



6 James Street
MUSSELBURGH | EH21 7RT


warner's
solicitors & estate agents



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Warners are delighted to present to market this fantastic family home – with great potential this two-bed mid terraced house occupying a quiet spot on this sought after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting. Ideal family living space in a sought-after area.

At ground floor level is the dining/living room with twin windows and a dining area, a fitted kitchen currently with gas hob, oven, fan, washing, fridge, freezer and a handy downstairs WC. Upstairs there are two well-proportioned bedrooms, an attic and completing the accommodation is the bathroom with waterfall shower over the bath.

The property further benefits from gas central heating, double glazing, an entrance porch, shared garden areas and residents parking.

- Welcoming entrance hallway
- Fitted Kitchen
- Bright and spacious Dining/living room
- Shared garden and residents parking
- Two well-proportioned bedrooms
- Bathroom with waterfall shower over the bath
- Gas central heating and double glazing
- Attic

Council tax C. Energy Rating C

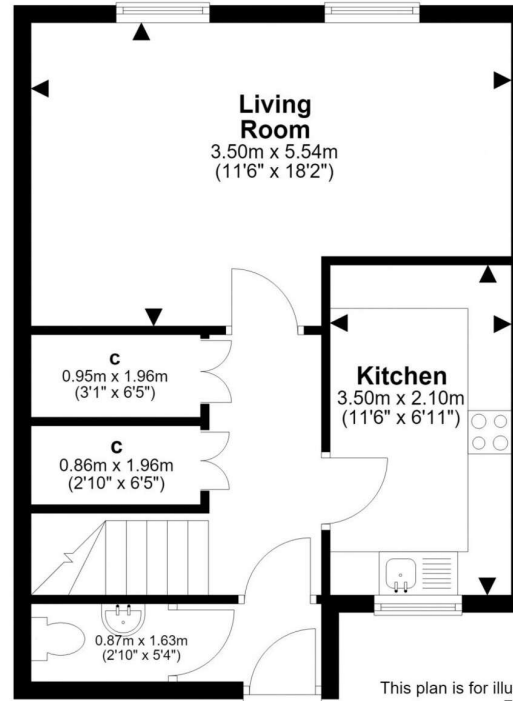
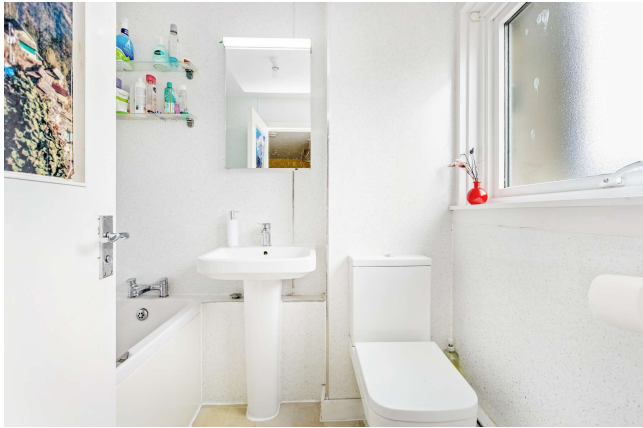
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



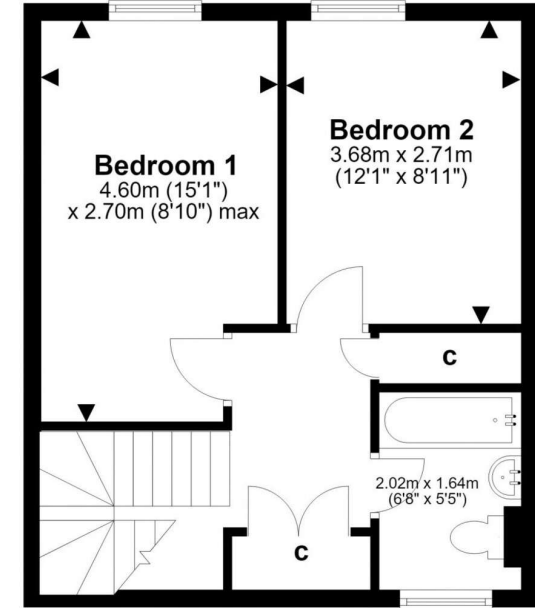
The sale will include kitchen appliances and light fixtures.

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.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.