









Offers Over
£175,000

1F2 Burnham, 70 New Street

Musselburgh | East Lothian | EH21 6JQ

Immaculate and spacious one-bedroom flat quietly positioned within the historic and highly sought-after coastal town of Musselburgh. Enjoying lovely views towards the sea whilst being just a short stroll from the bustling High Street, fantastic amenities, and convenient transport links, the property is ideally suited to first-time buyers, professionals, and those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation is presented in move-in condition throughout and features a welcoming entrance hallway with a large storage cupboard providing excellent practicality. The bright and spacious lounge/diner benefits from twin windows, an attractive electric fireplace, and lovely sea views, creating a fantastic space to relax and entertain. The contemporary kitchen is well appointed with a range of integrated white goods, under-unit lighting, and a handy breakfast bar, ideal for casual dining. The generous double bedroom features an extensive range of fitted wardrobes, cabinetry, and a dressing table. The layout also offers flexibility for purchasers who may prefer additional floorspace and freestanding furniture. Completing the accommodation is a stylish shower room fitted with a step-in shower, heated towel rail, and a combination of tiling and wall panelling.

Further benefits include double glazing, electric heating, and secure door entry.

Factor fees are approximately £300 per quarter.



Parking

For the car owner, there is unallocated residents' parking located to the rear of the building.

Extras

Selected fixtures and fittings, including; induction hob, oven, hood, fridge freezer, dishwasher, washer-dryer, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





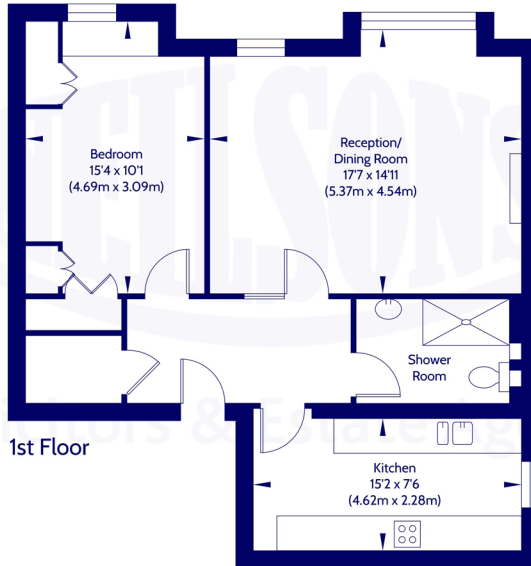
Location

Musselburgh is a 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 Race Course. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 65 Sq M / 700 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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