



29C Market Street
MUSSELBURGH | EAST LOTHAIN | EH21 6PS


warners
solicitors & estate agents



29C Market Street

MUSSELBURGH | EAST LOTHAIN | EH21 6PS

Set on a quiet street in the heart of Musselburgh is this particularly appealing top floor apartment. Forming part of a stone fronted traditional building, located just a leisurely stroll from the River Esk, Musselburgh High Street and a wonderful range of amenities this attractive flat offers well planned and well presented accommodation which offers a degree of flexibility in terms of use.

The living room features a large south/west facing window which ensures an abundance of natural light. The spacious kitchen is large enough to accommodate a dining table and seating with ease. A staircase leads from here to a large carpeted and decorated attic room with glazed skylight. There is a well-proportioned bedroom on the main level and the accommodation is completed by a shower enclosure and a separate WC compartment. Further benefits on offer include gas central heating, double glazing, a well-kept communal back garden and unrestricted on street parking.

- Heart of Musselburgh location, close to waterfront
- Welcoming hallway
- Bright lounge
- Contemporary kitchen with attractive units and staircase to attic room
- Downstairs bedroom
- Shower and a separate W/C
- Gas central heating and double glazing

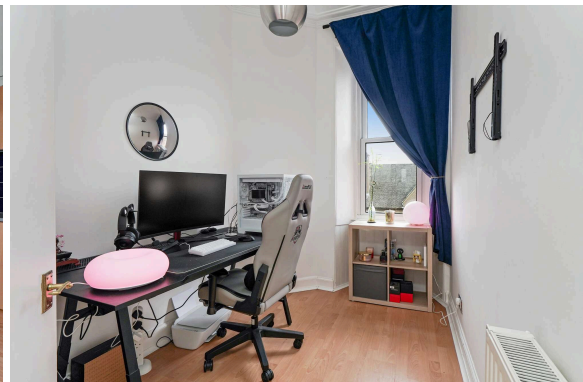
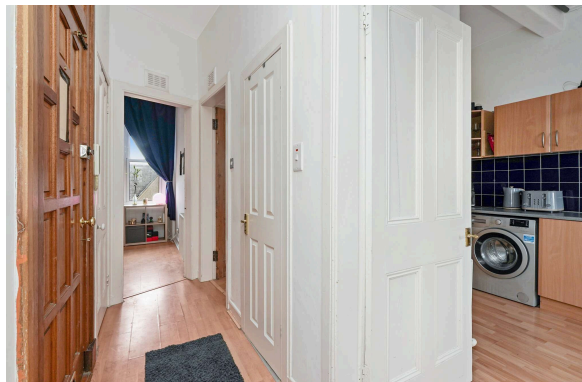
Council tax band - B, Energy Rating D

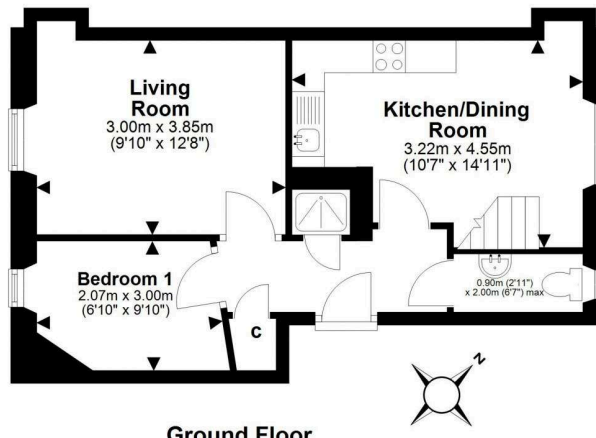
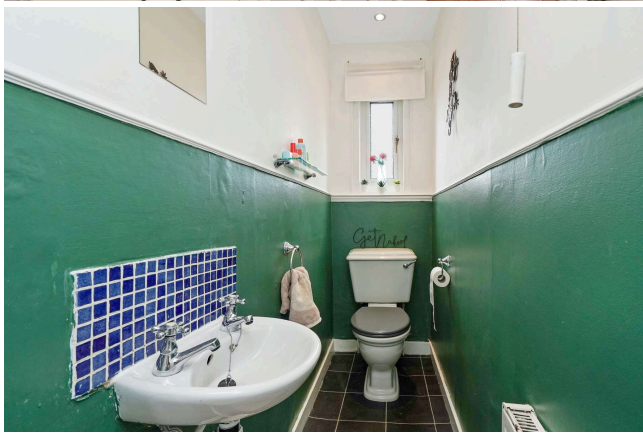
Included in the sale will be the fridge freezer, washing machine, oven and hob, kitchen blind, and shelving unit in the hall cupboard.

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

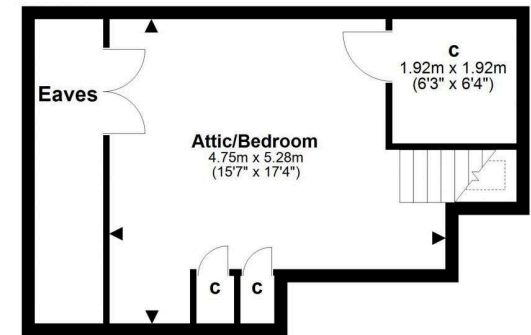


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and 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. The property is a few minutes' walk to the train station. 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.