



99 (2/3) Market Street
MUSSELBURGH | EH21 6PY

warners
solicitors & estate agents



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Warners are delighted to present this dual aspect one-bedroom second floor flat, forming part of a traditional building and quietly positioned within a sought-after residential street. Enjoying a bright south-facing aspect and attractive views, the property offers stylish accommodation ideally suited to first-time buyers, professionals and investors alike.

The accommodation is entered via a welcoming hallway with useful storage. The elegant living room is a particular highlight, featuring twin south-facing windows that flood the space with natural light, along with charming period details including decorative corning, an Edinburgh press and a feature fireplace with marble surround. The kitchen is thoughtfully arranged and well-equipped with modern appliances, offering a practical and efficient space for everyday use. The double bedroom is generously proportioned and benefits from twin windows, built-in wardrobes and additional storage, creating a comfortable and well organised retreat. A bathroom fitted with a three-piece suite and shower over bath, along with a heated towel rail, completes the internal accommodation. Further benefits include gas central heating and double glazing and unrestricted on street parking is available to the front.

The property is ideally located within easy reach of a wide range of local amenities, including shops, caf s and transport links, while the nearby River Esk and scenic waterfront walks provide excellent outdoor leisure opportunities. Combining traditional character with modern presentation in a convenient setting, this appealing flat represents a fantastic opportunity, and early viewing is highly recommended.

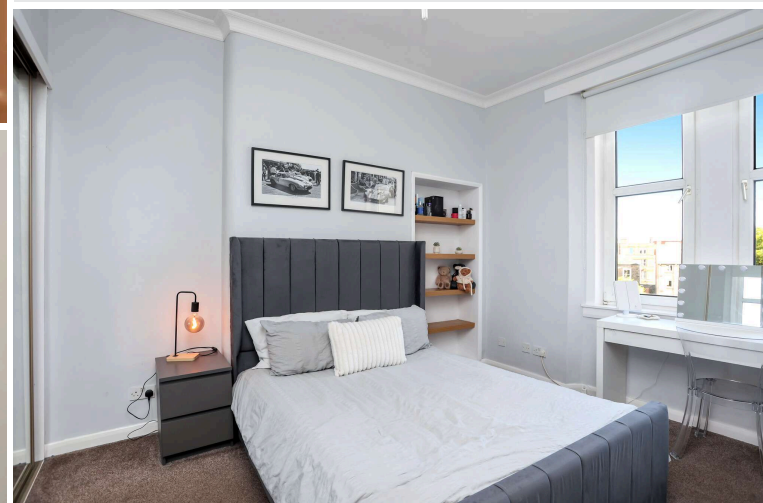
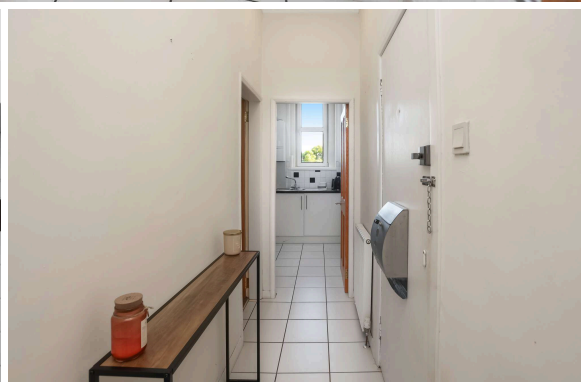
- Immaculately presented dual aspect second floor traditional flat close to local amenities, River Esk and waterfront walks
- Entrance hallway with storage cupboard
- Bright south-facing living room with twin windows, period features and feature fireplace
- Well-equipped fitted kitchen
- Generous double bedroom with built-in wardrobes and additional storage cupboard
- Modern bathroom with three-piece suite and shower over bath
- Gas central heating and double glazing
- Unrestricted on-street parking

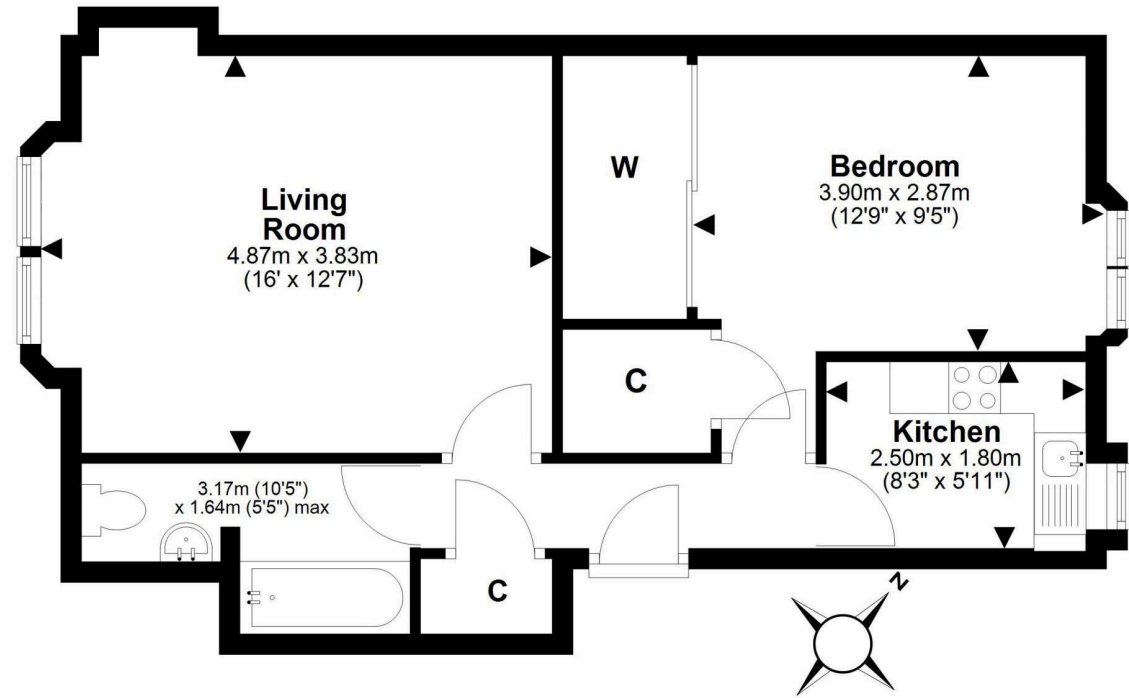
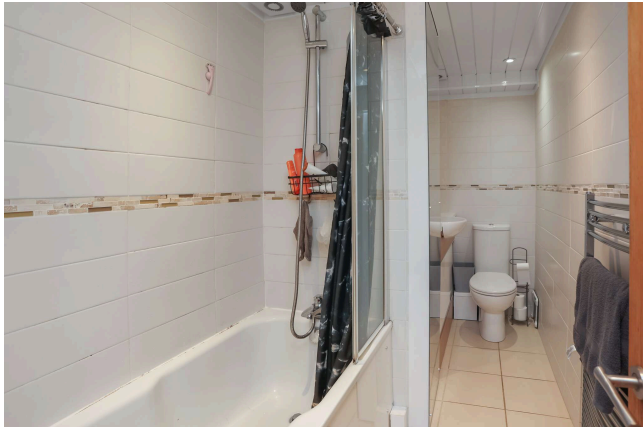
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Kitchen appliances will be included in the sale of the property including washing machine & fridge freezer along with all bedroom blinds. EPC: C. CT: B.

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.





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.