



51a North High Street
MUSSELBURGH | EH21 6JA


warners
solicitors & estate agents



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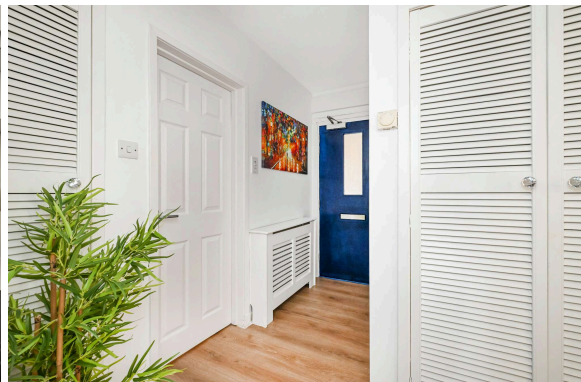
Beautifully presented one-bedroom, ground floor flat situated in the highly sought-after town of Musselburgh in East Lothian. This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The living room is of an excellent size with a dining area, bay window with shutters, electric fire and storage cupboard, the modern kitchen is well appointed and offers plenty of storage and currently comprises a fridge/freezer, built in microwave, washing machine, induction hob, oven, fan and dishwasher. The bedroom is well-proportioned with built in storage and completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. The property also benefits from a private front garden, shared rear garden, a cellar for extra storage and benefits from on-street parking.

- One-bedroom Ground floor apartment
- Sought after location
- Easy access to excellent public transport links
- Spacious Living room
- Fully fitted Kitchen
- Well-proportioned bedroom with built in storage
- Stylish bathroom
- Private front and Communal rear garden
- On street parking

Council tax band B, EPC rating C



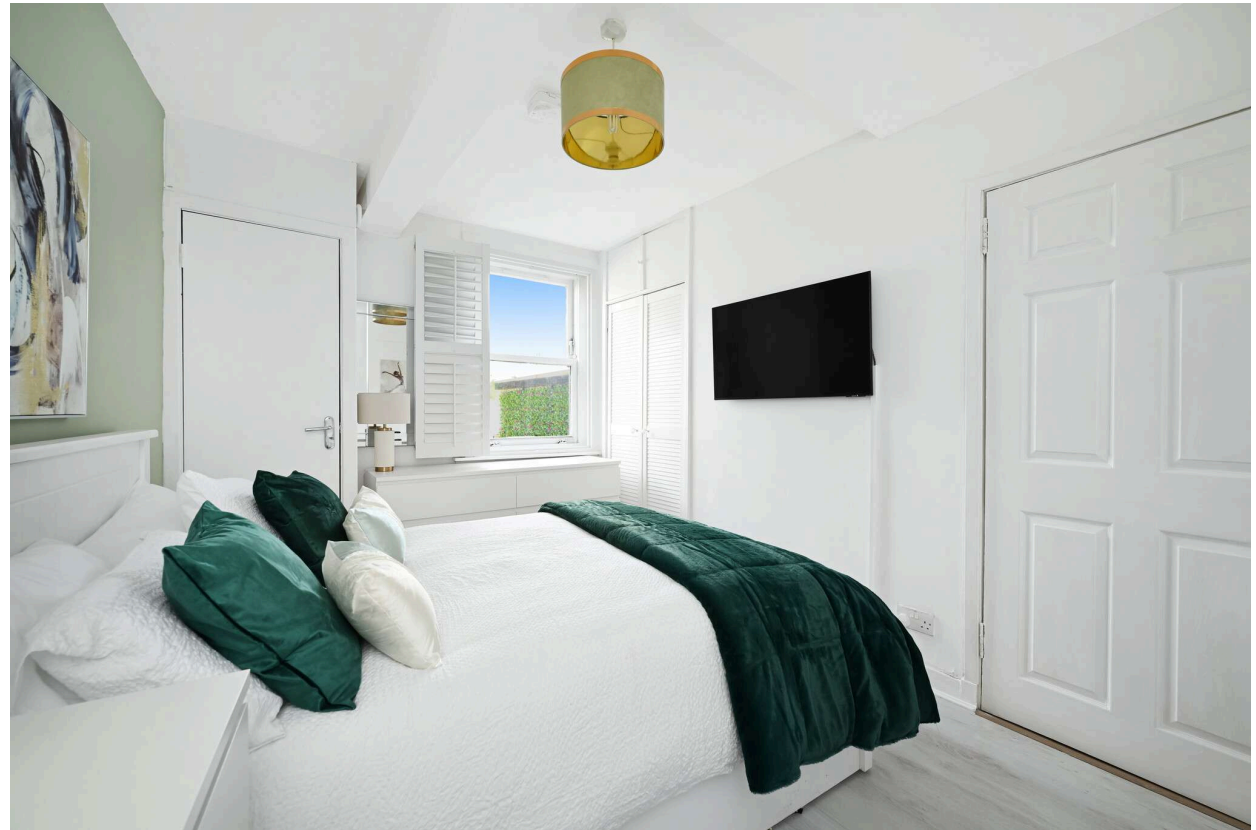
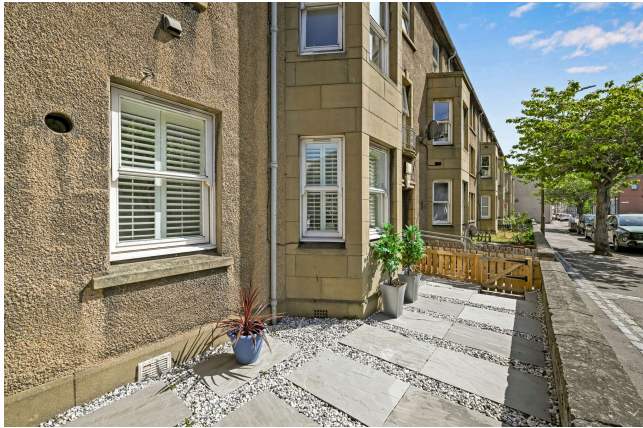
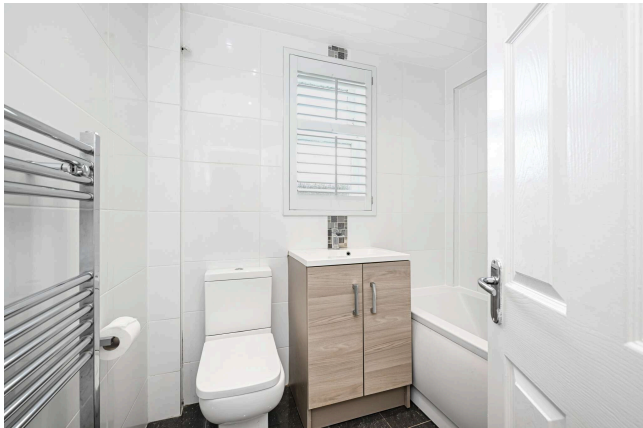
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, couches, fire, TV, dining table & chairs, bathroom unit, bedroom TV & window shutters, will be included in the sale. Lamps, pictures, bed and bedroom drawers not be included in the sale.

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, beach, high street, and Musselburgh harbour. Musselburgh also provides schools in both the state and private sector.





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