

25E Newbigging
Musselburgh, EH21 7AL

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"25E Newbigging is a beautifully presented, bright and spacious second floor flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM WITH BALCONY OFF
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXTERNAL STORAGE CUPBOARD
- RESIDENTS PARKING





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

25E Newbigging is a beautifully presented, bright and spacious second floor flat, ideally positioned to take advantage of excellent local amenities. The accommodation, which is in move-in condition, is entered through a shared stair via a secure door entry system and comprises: entrance hall with three fitted storage cupboards; welcoming living / dining room with balcony off; well-equipped modern kitchen with dual aspect windows and overlooking the balcony; double bedroom 1; double bedroom 2 and contemporary shower room. Further benefits are gas central heating; double glazing; secure, external storage cupboard accessed from the communal entrance; residents car park with plenty of unrestricted spaces and excellent local amenities on Musselburgh High Street and a nearby Tesco. Great transport links including regular bus service, easy access to A1 and beyond.

EPC RATING

The energy efficiency rating for this property is band D

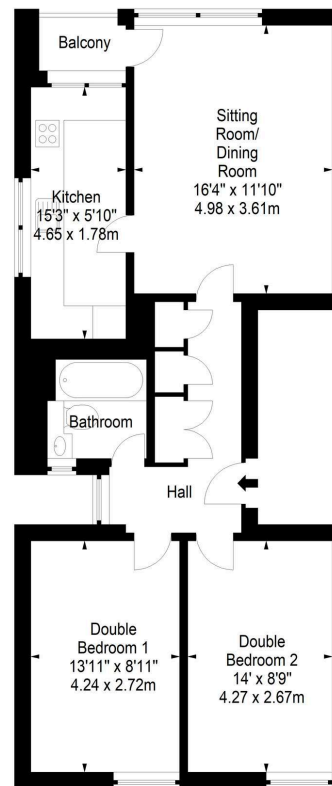
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Musselburgh,
East Lothian, EH21 7AL



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
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Second Floor

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