

Tranent
Call 01875 611211

Offers Over £180,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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12E James Street, Musselburgh, EH21 7RT



Rarely available, spacious three bedroom ground and first floor maisonette flat, set in a desirable location overlooking the River Esk within the sought after East Lothian coastal town of Musselburgh, and ideally located close to many local amenities and transport links as well as the popular High Street. This property is need of some cosmetic upgrading and is perfectly situated for a buyer seeking to live in a coastal location with an easy commute to the City Center.

Accommodation

GROUND FLOOR

- * Bright entrance hall
- * Generous sitting room with arch to separate dining room
- * Fitted kitchen with integrated electric hob and oven
- * Stairs leading to the upper floor

FIRST FLOOR

- * Landing
- * Three spacious double bedrooms, one with fitted cupboard
- * Stylish wet room/WC

ADDITIONAL INFORMATION

- * Electric heating
- * Double Glazing
- * Communal drying area to the rear
- * Ample on street parking

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Approximate Gross Internal Area = 84.0 sq m / 904 sq ft

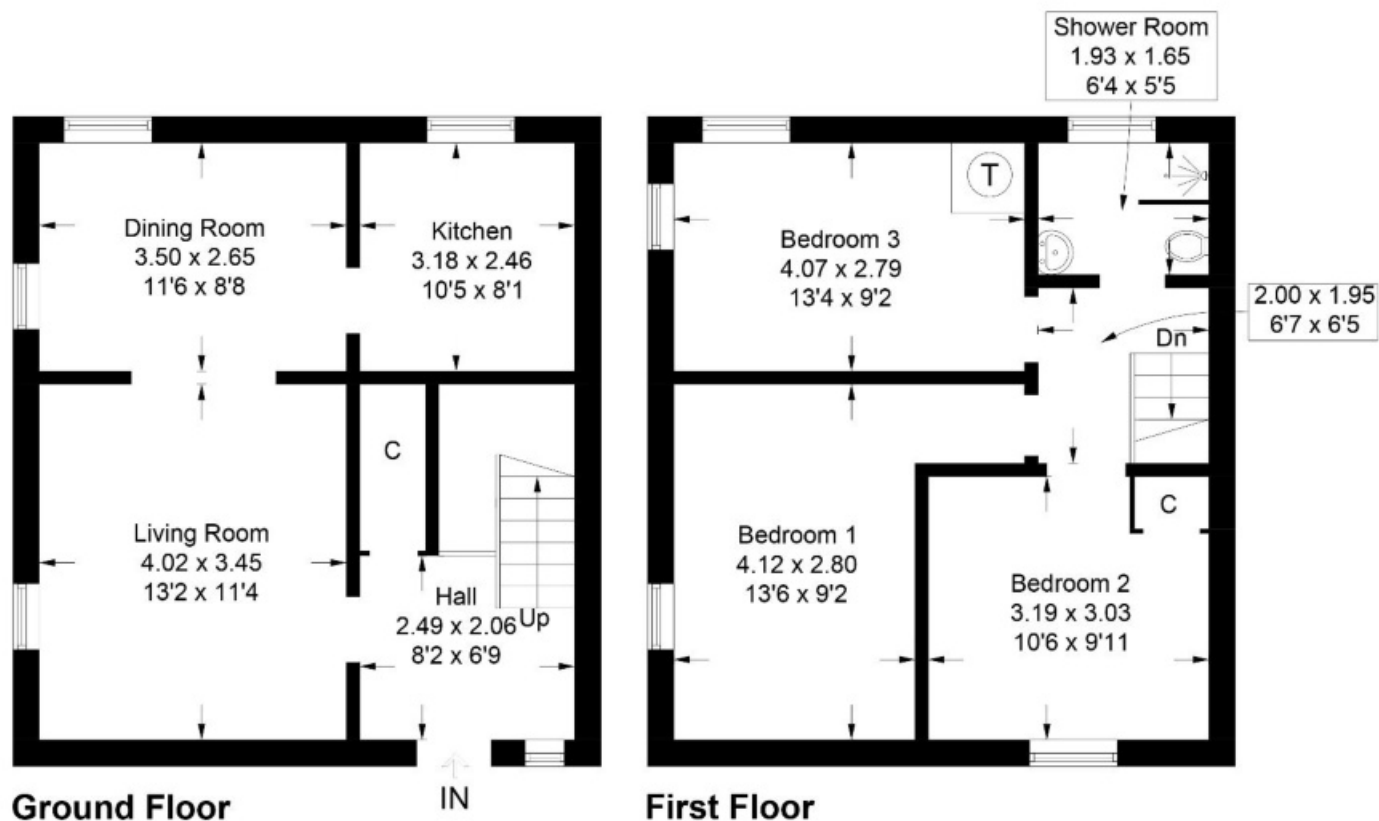


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299337)

Situation

The historic coastal town of Musselburgh lies on the southern shore of the Firth of Forth, approximately seven miles East of Edinburgh and is a popular East Lothian town set amid pleasant open countryside offering delightful walks along the river, promenade and links. There is good local shopping for every day requirements with an Asda superstore and Fort Kinnaird just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants and cinema complex. A frequent rail link connects to Edinburgh in approximately 8 minutes, as well as regular bus services to the city and surrounding areas. The A1, leading to all of Scotland's arterial routes is close by, making Musselburgh an ideal location for the commuter. Full educational facilities are available catering for children from nursery age through to secondary school and for further education the newly opened Queen Margaret University is nearby. Musselburgh is set in the picturesque County of East Lothian, famous for its sandy beaches, with Longniddry, Gullane, Aberlady and North Berwick within easy reach. Within a couple of minutes' walk is the famous Musselburgh Racecourse Course and for the golf enthusiast there are many golf courses on hand including the famous championship course at Muirfield.

Fixtures and Fittings

All fitted floor coverings, light fittings, blinds and curtains are included in the sale. The free standing white goods may be available by separate negotiation and are without warranty.

Services

Electricity, water and drainage.

EPC

D

Council Tax

East Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.