



GARDEN STIRLING BURNET

202A/5 NEW STREET
MUSSELBURGH, EAST LoTHIAN, EH21 6DQ



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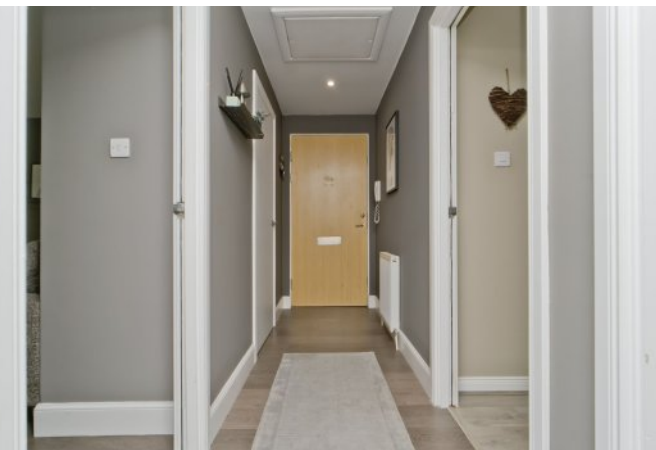
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Welcome to a two-bedroom third-floor apartment which forms part of a sought-after modern development, positioned close to the seafront and local beach in popular Musselburgh. This beautiful home is finished to high standards too, featuring stylish interior design throughout. It boasts a sociable open-plan reception space and generously appointed kitchen, excellent storage, and the convenience of an en-suite and family bathroom. The property also benefits from private residents' parking. Altogether, it is a wonderful home for anyone seeking a coastal lifestyle within easy commuting distance of the capital.

Accessed via a secure telephone-entry system and shared stairwell, the apartment's front door opens into an inviting hall with two cupboards, one of which is a utility cupboard with a plumbed-in washing machine and electricity points, and attic access for further storage. To the right is the open-plan kitchen, living and dining room, which has a generous footprint spanning over 333 square feet. This room continues the hall's on-trend décor and rich wood-toned floor (which flows predominantly throughout), creating a sophisticated environment for everyday use. French doors ensure a light-filled ambience, opening to a Juliet balcony that enjoys views of the sea. Meanwhile, the kitchen boasts a fantastic range of modern cabinets and sweeping quartz worktops.

FEATURES

- A third-floor apartment with stylish interiors
- Part of a sought-after modern development
- Close to the seafront in popular Musselburgh
- Hall with storage, utility cupboard, and attic access
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Juliet balcony with views to the sea
- Two double bedrooms with built-in wardrobes
- Quality 3pc en-suite shower room
- 3pc family shower room with overhead shower
- Utility cupboard with plumbing and electricity
- Well-maintained communal grounds
- Private residents' parking
- Gas central heating and double glazing







Integrated appliances complete the look, adding to the sleek and cohesive design (five-burner gas hob, double oven, extractor hood, fridge/freezer, and dishwasher). A utility cupboard in the hall accommodates the washing machine and shelving. Set side by side with south-facing aspects, the two double bedrooms are both bright and airy, enjoying fashionable decoration and convenient built-in wardrobes. The principal bedroom further boasts a quality en-suite shower room which matches the style and standards of the three-piece family bathroom (with overhead shower). Gas central heating and double glazing ensure year-round comfort. Outside, the development sits within well-maintained communal grounds, providing private residents' parking to the rear. It is also just a short walk from the harbour, the seafront promenade, and Musselburgh Beach.

Extras: all fitted floor and window coverings, light fittings (except the principal bedroom), and integrated appliances to be included. The washing machine may be available by separate negotiation.







Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

