

CHAMPVRAIE

PROPERTY

85A New Street, Musselburgh, EH21 6DA



OFFERS OVER
£135,000

WELCOME TO 85A NEW STREET

A fantastic opportunity to purchase this attractive and conveniently located ground-floor property in the popular coastal town of Musselburgh.

Offering a modern and practical layout, the property features a stylish open-plan living room and kitchen, creating a bright and welcoming space that is ideal for relaxing, entertaining, or everyday living. The modern kitchen provides a contemporary finish and integrates seamlessly with the living area.

The property further comprises a comfortable bedroom and a well-appointed bathroom with bath and shower facilities, providing everything required for convenient modern living.

Being situated on the ground floor, the property offers easy accessibility and is particularly suited to buyers looking for accommodation without the need for stairs.

A further benefit is the inclusion of two outdoor storage rooms, providing excellent additional space for bicycles, gardening equipment, tools, seasonal items, or general household storage – a valuable feature that is often difficult to find with properties of this type.

Located on New Street in Musselburgh, the property is well placed for access to the town centre and its wide range of local amenities, including shops, cafés, restaurants and leisure facilities. Musselburgh also benefits from excellent transport links, making it convenient for commuting to Edinburgh and surrounding areas.

This property would make an appealing purchase for a first-time buyer, downsizer, investor, or anyone seeking a conveniently positioned home with modern accommodation and useful additional storage.



LOCATION

Musselburgh, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!





FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : D

COUNCIL TAX : A

Particulars

Included fixtures and fittings

Integrated kitchen white goods

Furniture available with negotiation



LOUNGE



BEDROOM



KITCHEN



BATHROOM



Two Outdoor
Storage
Cupboards



FLOOR PLAN

**New Street,
Musselburgh,
East Lothian, EH21 6DA**



Approx. Gross Internal Area

379 Sq Ft - 35.21 Sq M

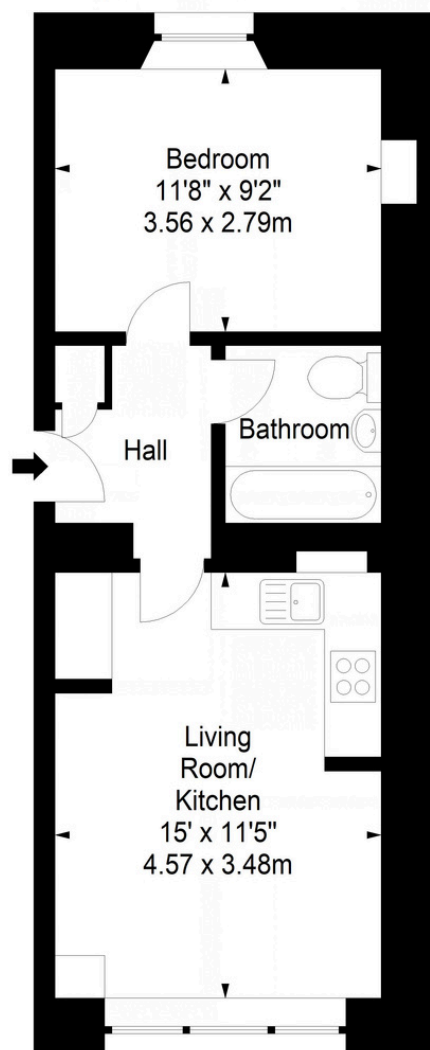
Stores

Approx. Gross Internal Area

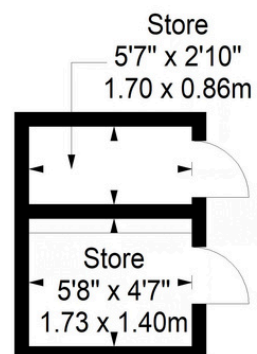
45 Sq Ft - 4.18 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor

GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

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