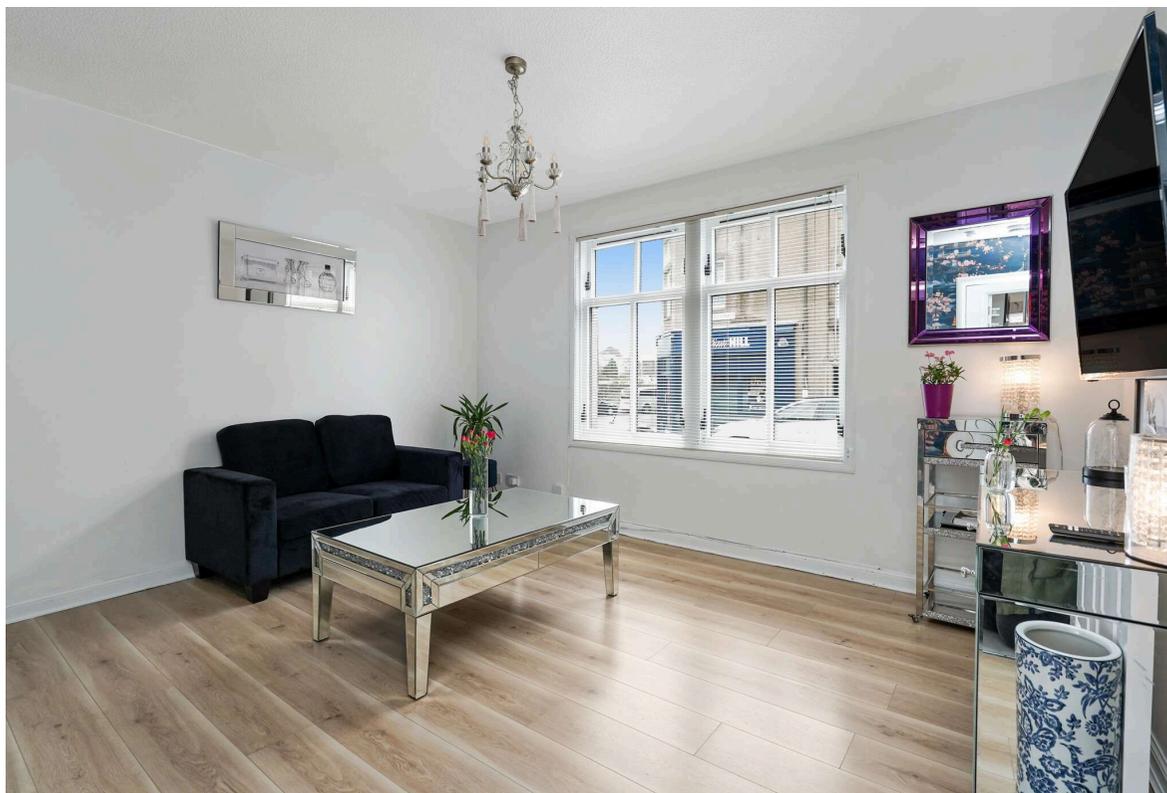




1B Market Street
MUSSELBURGH | EH21 6PS


warners
solicitors & estate agents



1B Market Street

MUSSELBURGH | EH21 6PS

Nestled on a quiet street in the heart of Musselburgh along the banks of the River Esk, moments from excellent amenities, quick transport links and fine coastal walks is this immaculately presented ground floor apartment. Boasting gas central heating, double glazing, a communal courtyard garden and ample resident's parking and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright twin windowed lounge, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the flat is completed by a new wet room.

- Ground floor apartment in the heart of Musselburgh
- Quiet setting along the banks of the River Esk
- Welcoming hallway with deep storage
- Bright twin windowed lounge
- Contemporary kitchen with attractive units
- Two large double bedrooms with built-in wardrobes
- New wet room
- Gas central heating
- Double glazing
- Ample resident's off street parking

Council Tax Band: C Energy Rating: C
Factoring fees are approximately £180 per quarter.

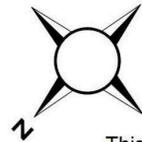
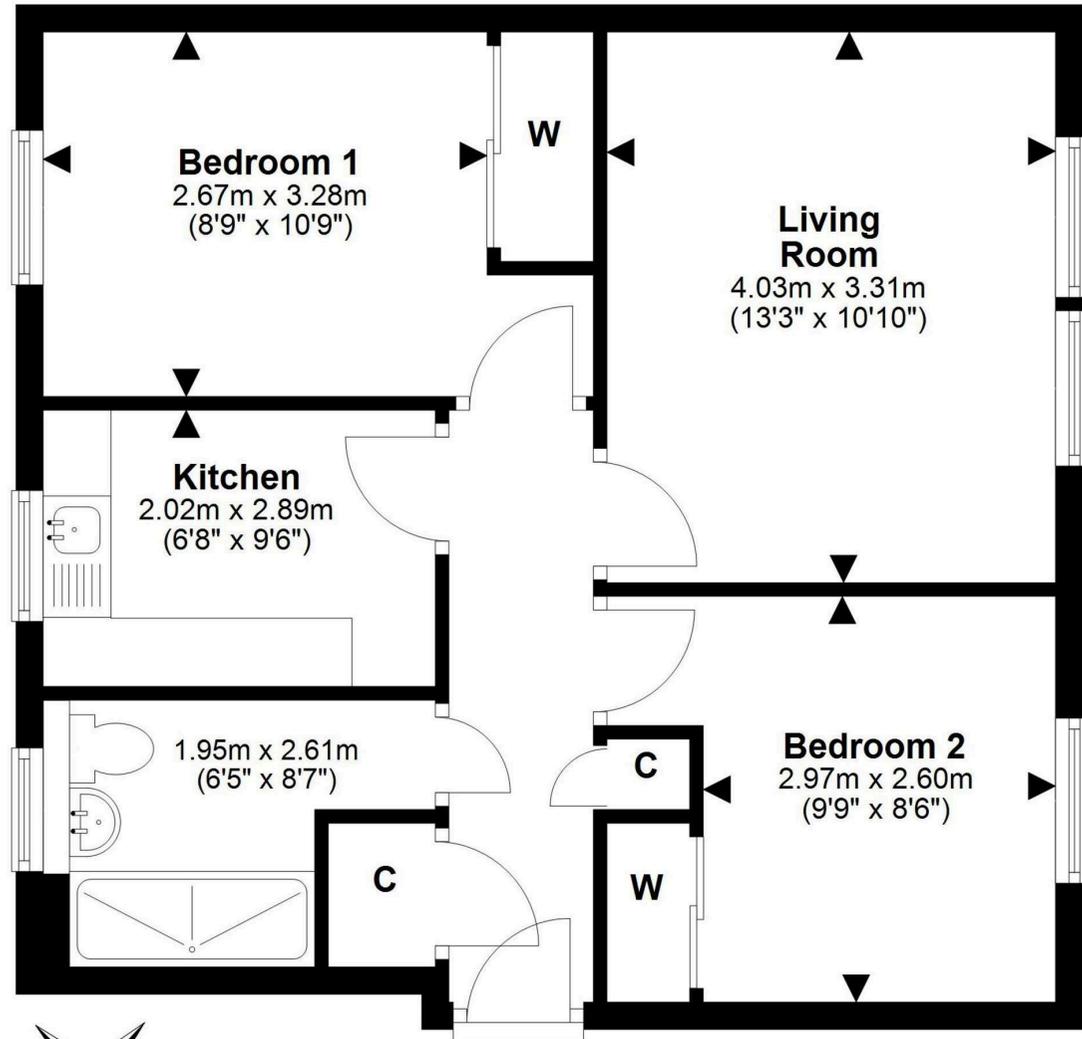
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, fixtures, integrated appliances, blinds, shelving, washing machine, TV brackets and portable hob will be included in the sale. All furniture as seen at the property can be subject to negotiation.

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. Musselburgh also provides schools in both the state and private sector.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.