

COULTERS[©]

47C MARKET STREET

MUSSELBURGH, EAST LoTHIAN, EH21 6PS

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well presented double upper flat offers generous, thoughtfully arranged accommodation, combining period character with contemporary comfort. The property has been carefully maintained and upgraded, resulting in a bright and spacious home ideally suited to modern living. The lower level features an impressive sitting room with a striking feature fireplace, creating a natural focal point and a warm, inviting atmosphere. Engineered wooden flooring enhances both the sitting room and the downstairs double bedroom, adding warmth, durability and a high quality finish. The sitting room offers ample space for both lounge and dining furniture, making it perfectly suited to everyday living and entertaining.

KEY FEATURES



Bright and spacious double upper flat.



Three double bedrooms, one with an en-suite.



Private garden area.



Unrestricted on street parking.



Within walking distance of The River Esk & Musselburgh Harbour.



Excellent amenities and transport links nearby.



EPC Rating - C



Council Tax Band - D





Also on this level is a well proportioned double bedroom and a family bathroom fitted with an overhead shower. The modern kitchen is both stylish and practical, offering plentiful storage along with a range of integrated appliances, ensuring a streamlined finish and excellent functionality. Upstairs, there are two further generous double bedrooms, including a superb principal bedroom complete with an ensuite shower room. The upper level provides a peaceful retreat, thoughtfully separated from the main living accommodation below. Storage is a notable strength of the property, with excellent built-in solutions throughout in addition to valuable loft space, ensuring there is no shortage of room for household essentials. To the rear, a private garden offers desirable outdoor space and benefits from both a shed and a separate outhouse, providing further storage or potential for a variety of uses. Unrestricted on street parking adds everyday convenience.





THE LOCAL AREA

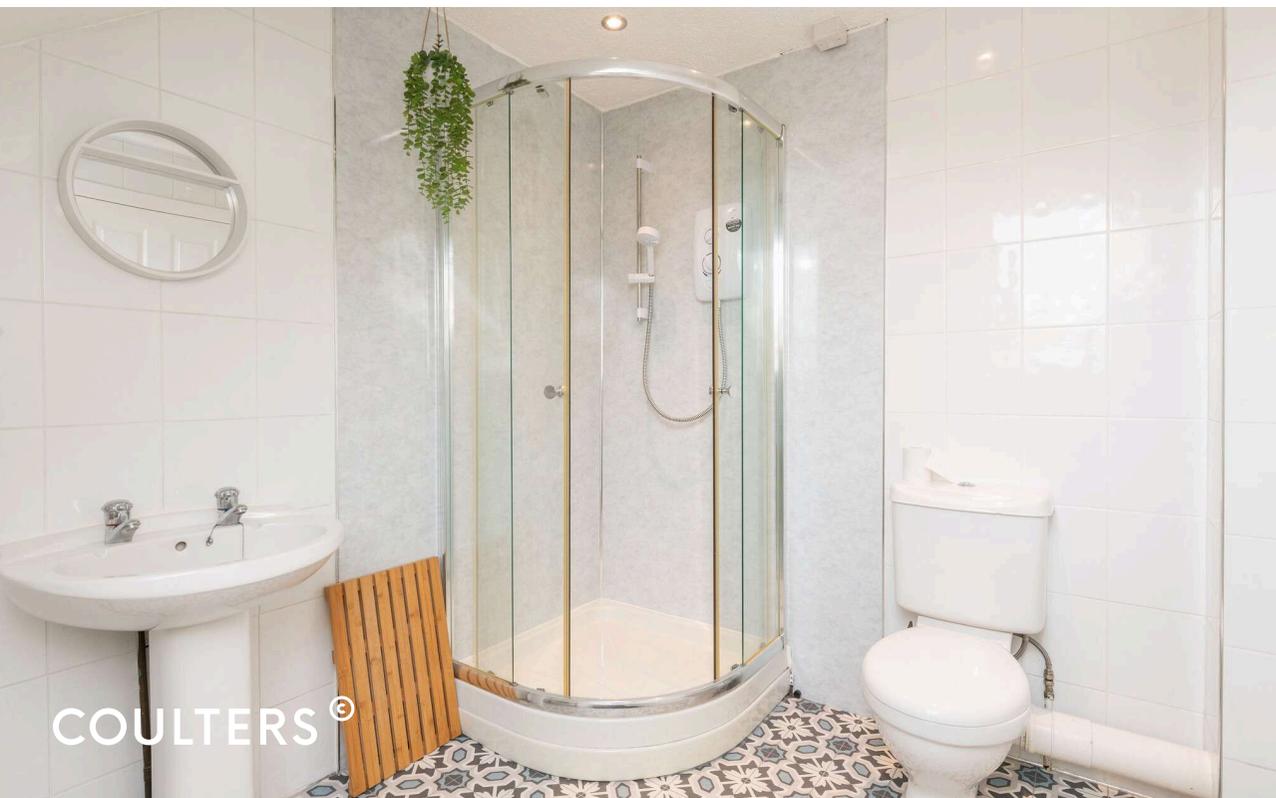
Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian.

Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach. Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive.

Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

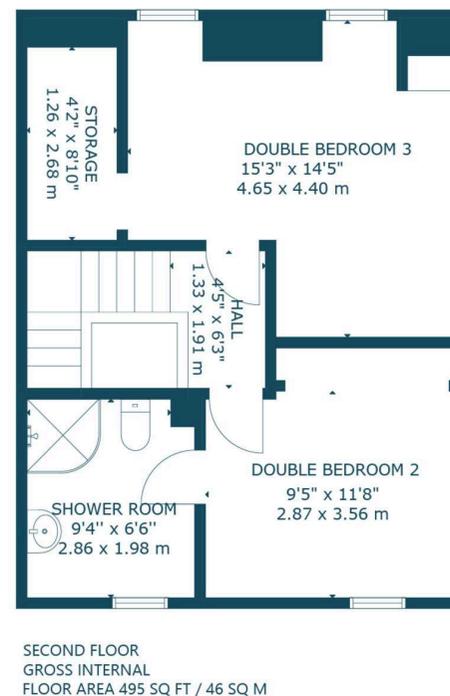
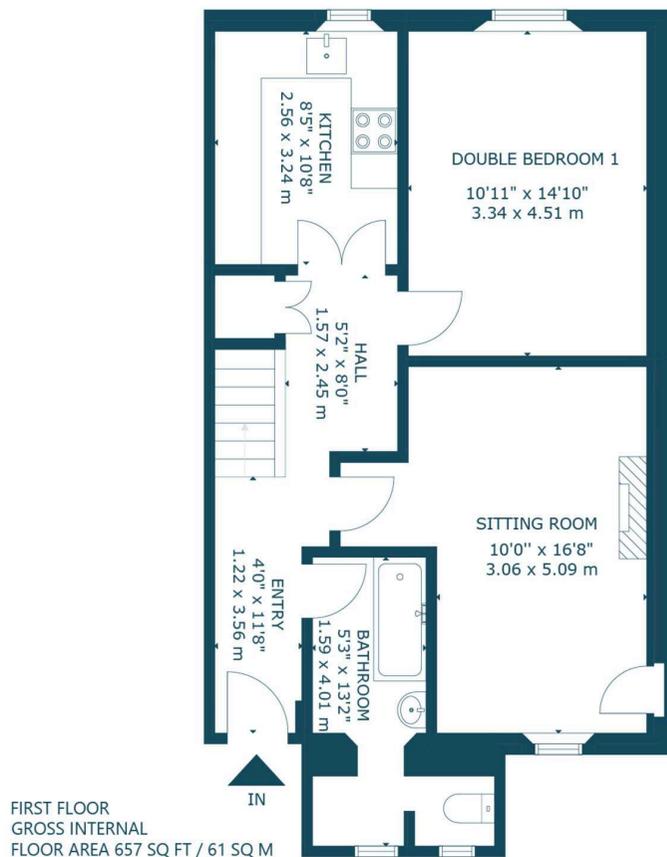
EXTRAS

All fitted flooring, integrated appliances, wardrobes in downstairs bedroom, curtains and blinds are included in the sale price.



HOME REPORT VALUATION: £250,000





47C MARKET STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,152 SQ FT / 107 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.