

3B Newbigging

MUSSELBURGH, EH21 7AJ



This spacious two-bedroom ground-floor tenement flat is ideally positioned a short distance from Musselburgh High Street and a full range of local amenities



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McEwan Fraser is delighted to present this spacious two-bedroom ground-floor tenement flat to the market. The property is ideally positioned a short distance from Musselburgh High Street and a full range of local amenities. Presented in good internal order, the property would make an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



The accommodation is focused on a spacious living room with high ceilings, neutral décor, and excellent levels of natural light. The generous proportions on offer give plenty of flexibility for a range of different furniture arrangements. This will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The property also benefits from a contemporary kitchen that has a range of base and wall-mounted units that are set against a tiled splash-back. The kitchen offers plenty of storage space alongside a mixture of integrated and free-standing appliances.





Bedroom one is a large double bedroom with a deep integrated wardrobe and a huge amount of space for a full suite of free-standing bedroom furniture. Bedroom two also enjoys excellent proportions. The internal accommodation is completed by a modern shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

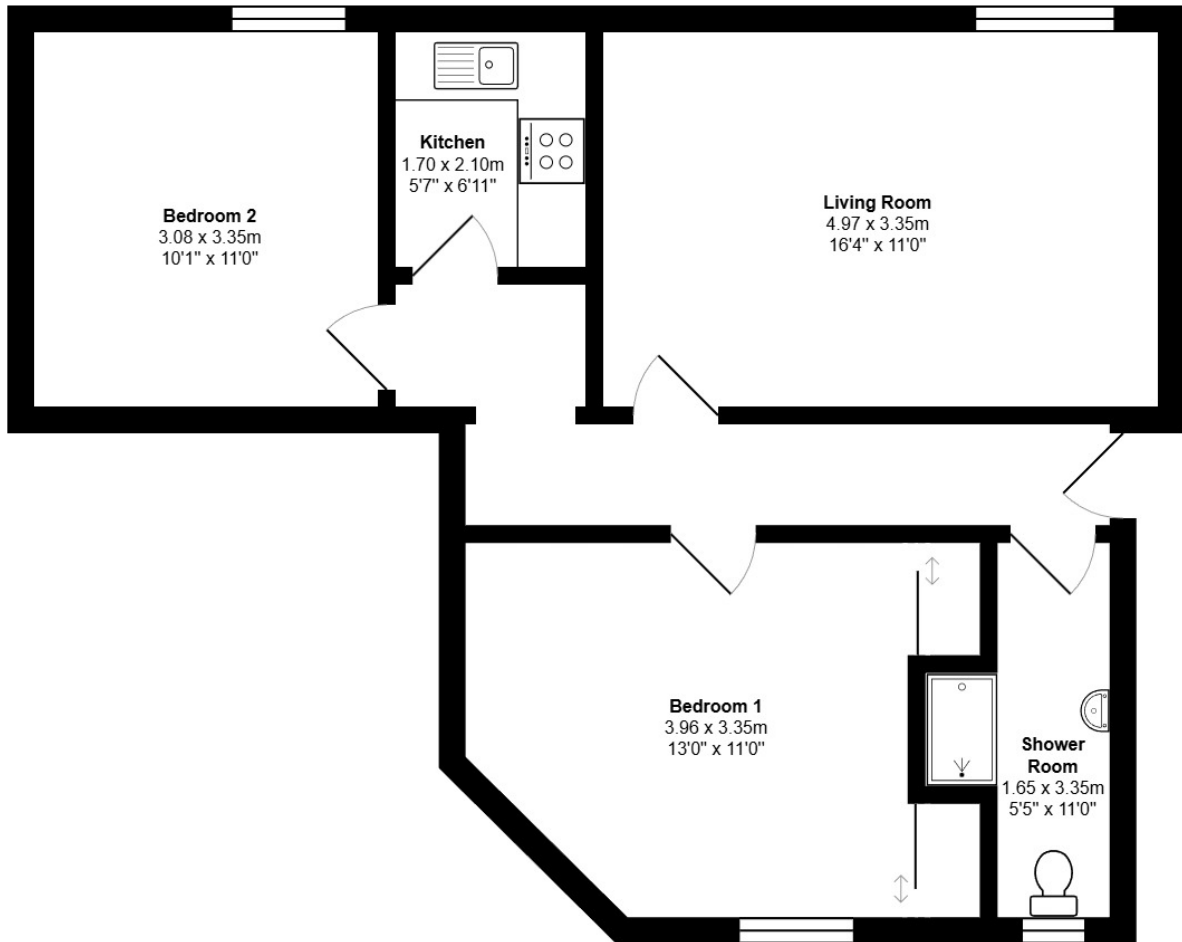


Further benefits include gas central heating, double glazing, an entry phone system, and a communal rear garden.

EXTERNALS

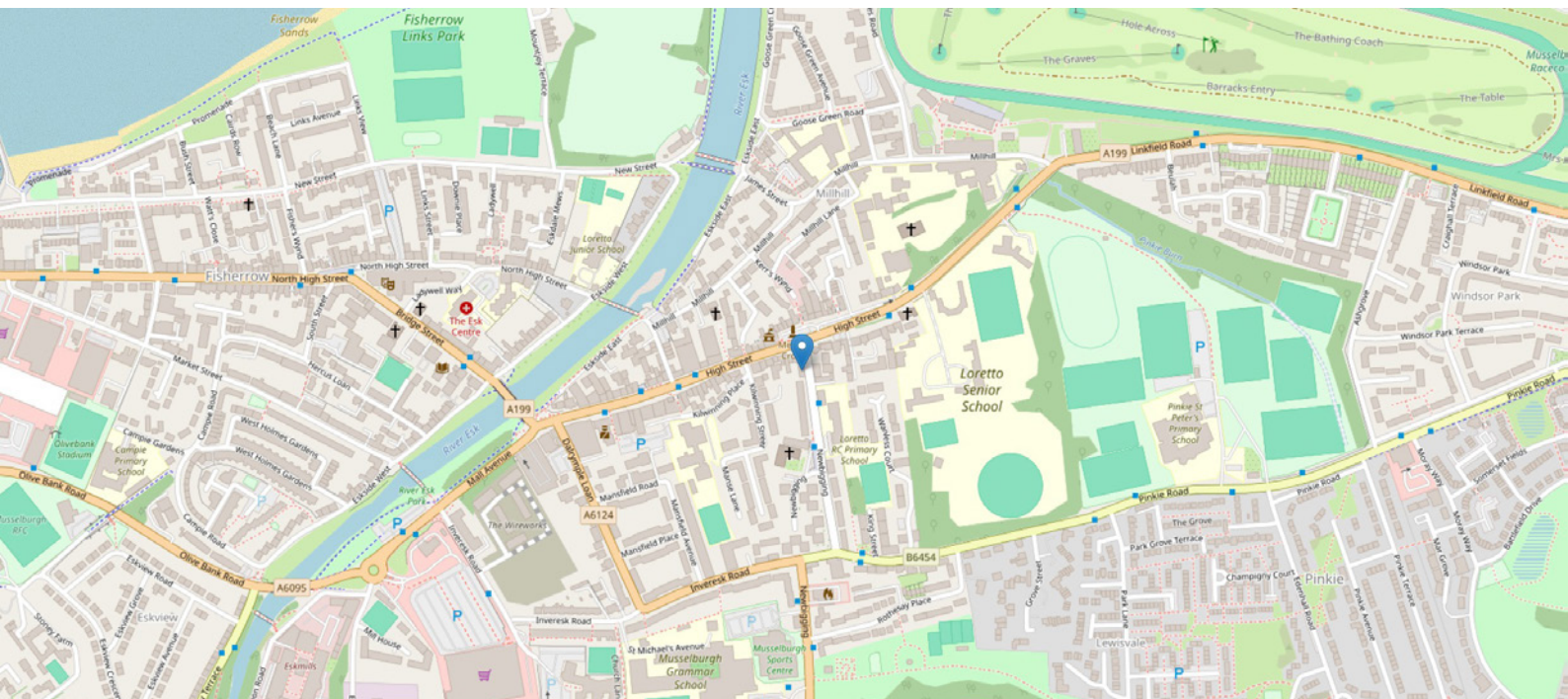


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: D



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre, which is readily accessible via excellent transport links, including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.





The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet, where you will find a wide variety of high-street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links.



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