

COULTERS<sup>©</sup>

# 275A NORTH HIGH STREET

MUSSELBURGH, EAST LOTHIAN, EH21 6BQ

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Set within the vibrant heart of Musselburgh, just moments from the picturesque Musselburgh Harbour, this beautifully presented ground floor flat offers an exceptional opportunity to enjoy coastal living with everyday convenience. The property has been thoughtfully upgraded to create a bright and welcoming home, perfectly suited to modern lifestyles while retaining a sense of character and comfort.

## KEY FEATURES



Spacious ground floor flat.



Two bedrooms plus boxroom.



Generous shared rear garden.



Unrestricted on-street parking.



Within a short stroll of Musselburgh Harbour.



Fantastic amenities and transport links including Musselburgh Train Station.

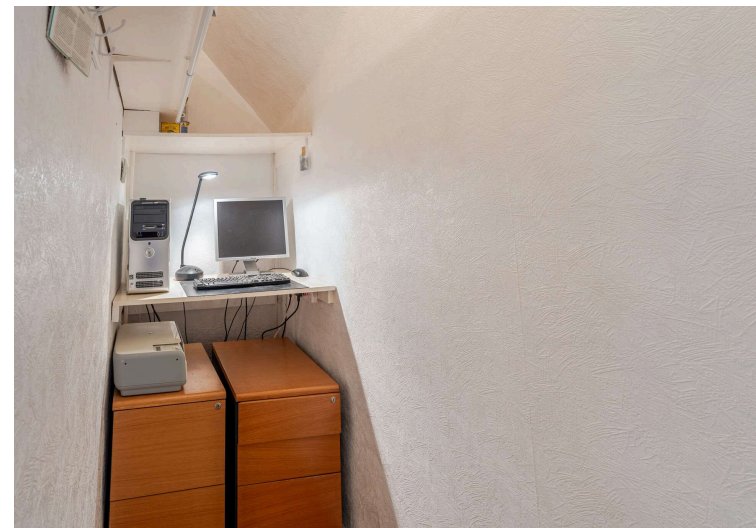
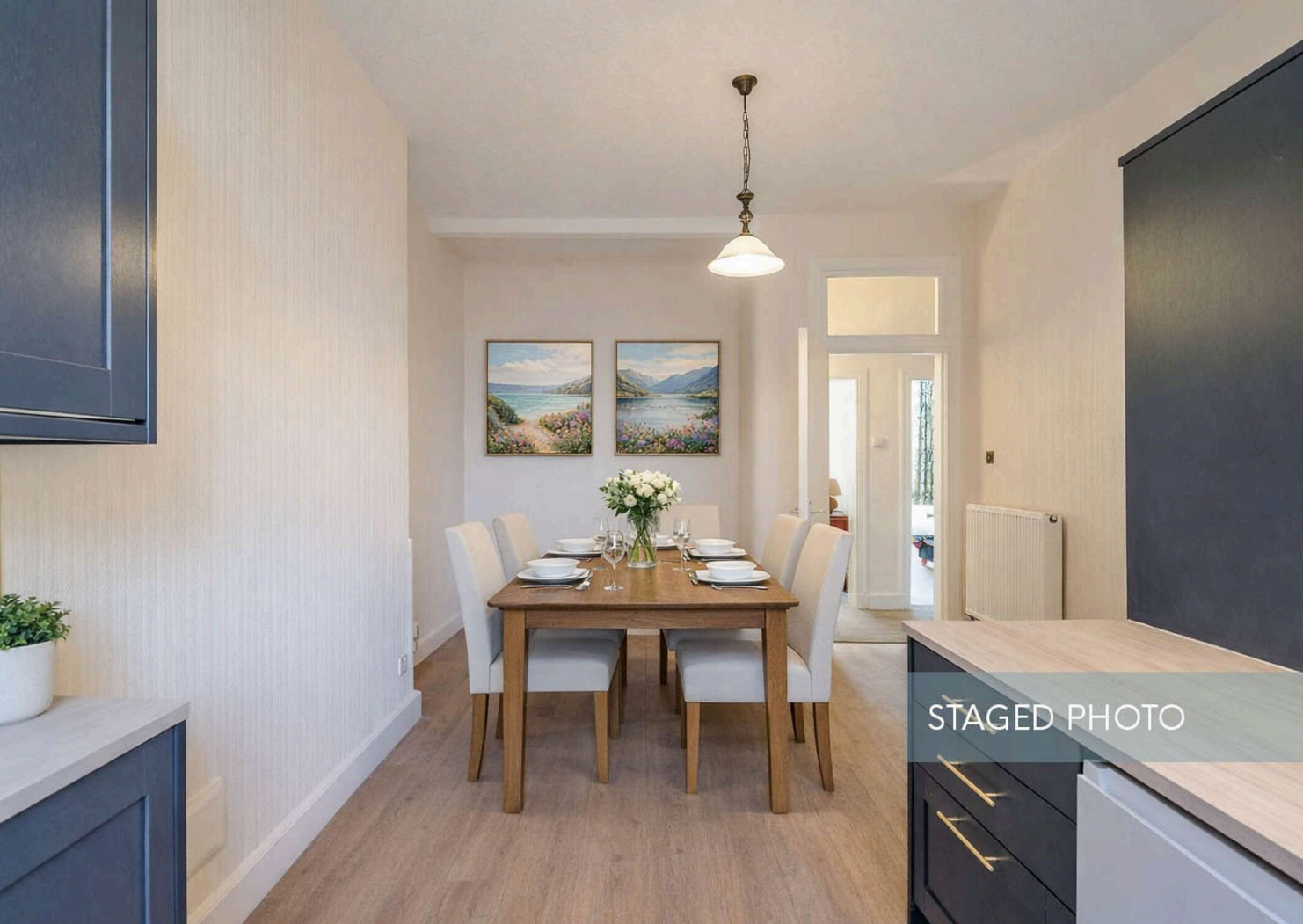


EPC Rating - C



Council Tax Band - C





The accommodation is generously proportioned, with a particularly impressive sitting room enhanced by a large bay window that floods the space with natural light. The modern kitchen has been designed with practicality in mind, offering ample storage, quality work surfaces and space for dining, making it a true heart of the home. There are two well-proportioned bedrooms, complemented by a versatile box room that can be utilised as a home office or additional storage, providing flexibility to suit a variety of needs. The contemporary bathroom has been stylishly finished and features a large walk-in shower, delivering a sleek and comfortable space for daily use.

Externally, the property benefits from access to a shared rear garden, ideal for enjoying outdoor space, while unrestricted on-street parking adds further convenience.





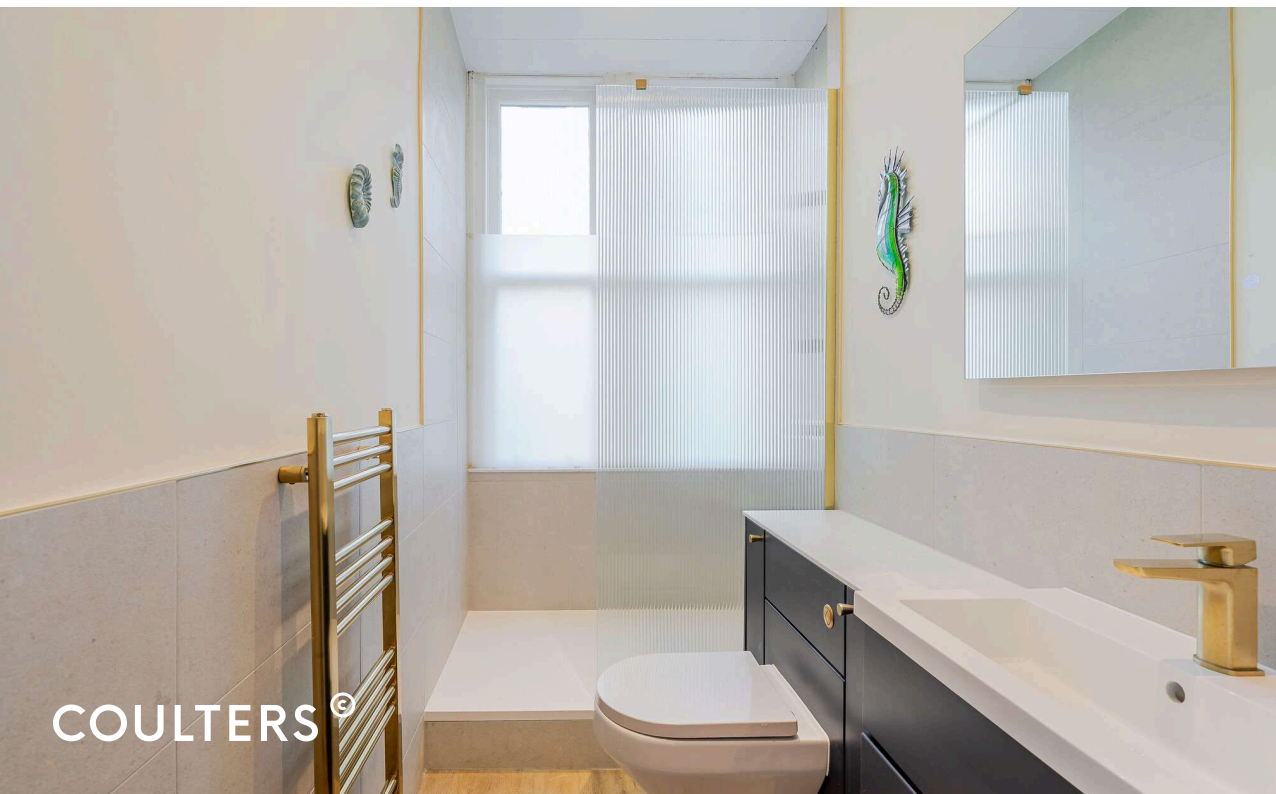
## THE LOCAL AREA

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.

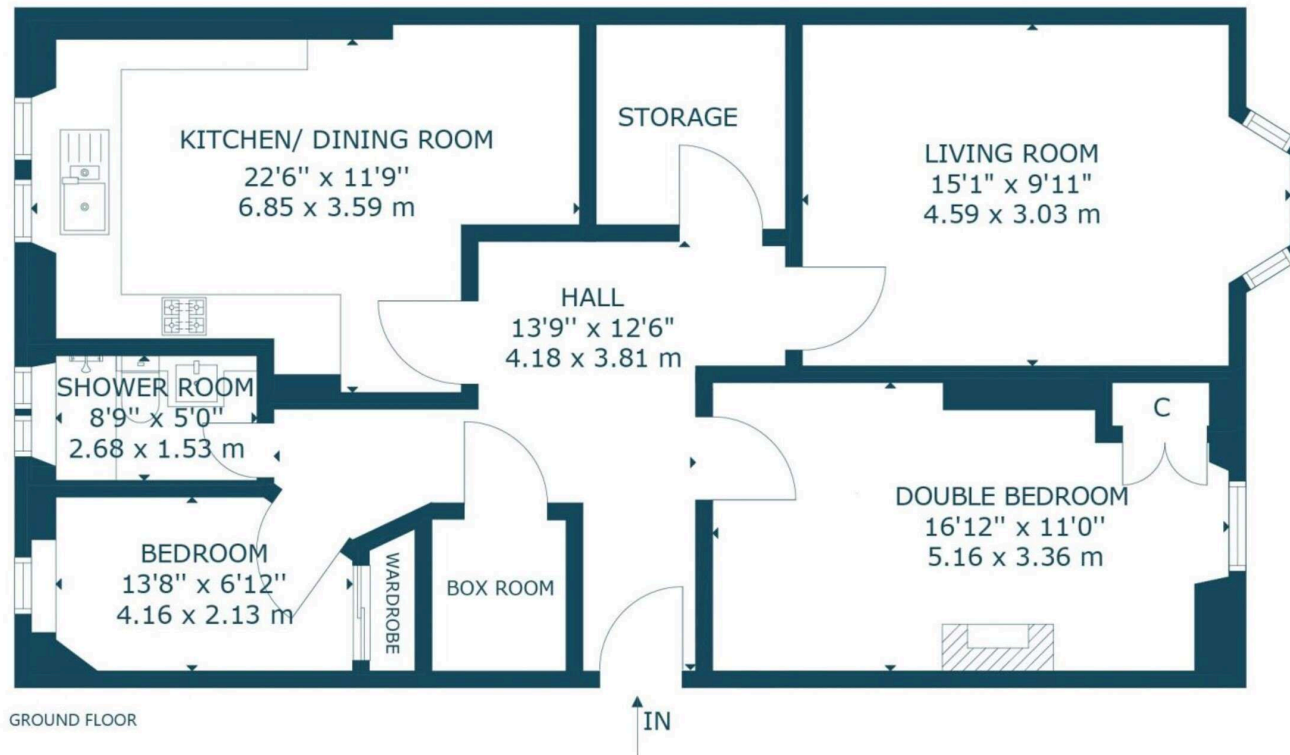
## EXTRAS

All fitted flooring, integrated appliances and light fittings are included in the sale price.

**HOME REPORT VALUATION: £178,000**







275A, NORTH HIGH STREET, MUSSELBURGH, EH21 6BQ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 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.