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7H, King Street

Musselburgh, East Lothian EH21 7ER

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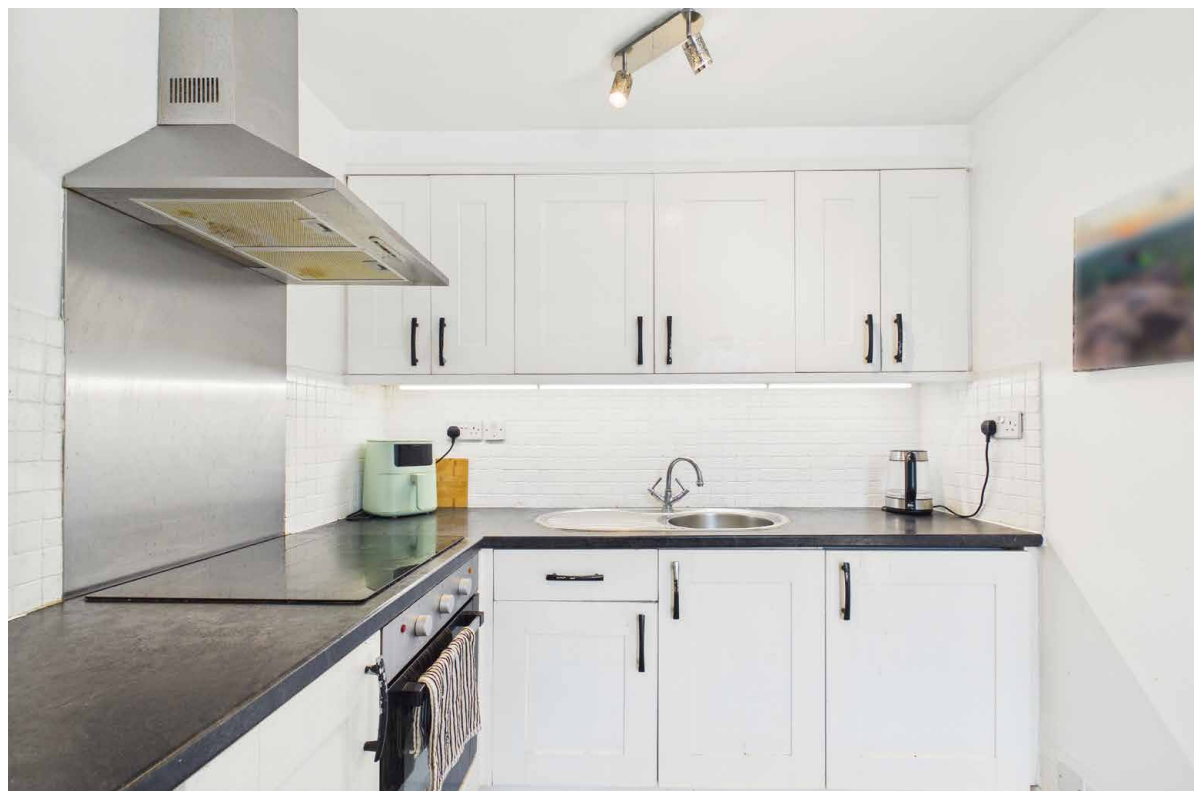
Set within a traditional stone tenement in central Musselburgh, this bright first-floor flat offers well-planned accommodation with access to a generous shared rear garden. The welcoming hall leads to an open-plan living, dining, and kitchen space, where a large window, contemporary fire, and practical fitted kitchen create an inviting everyday setting. The spacious double bedroom enjoys a peaceful outlook and ample room for freestanding storage, while the shower room is naturally lit and fitted with a modern enclosure. Conveniently positioned for shops, transport links, and coastal walks, the property makes an appealing home or buy-to-let investment for first-time buyers.

Extras: All fitted floor and window coverings and light fittings are included.



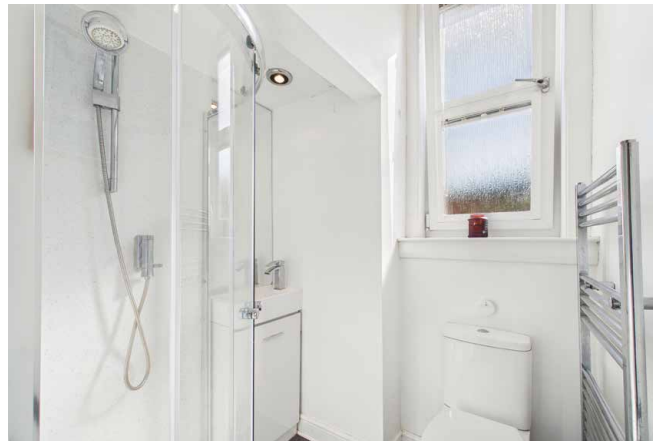
Property Summary

- Traditional stone-built tenement
- Bright one-bedroom first-floor flat
- Central Musselburgh location
- Accessed via a secure stairwell
- Open-plan living, dining, and kitchen
- Contemporary fireplace
- Practical shaker-style fitted kitchen
- Integrated oven and electric hob
- Generous double bedroom
- Naturally lit shower room
- Gas central heating
- Spacious shared rear garden
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £140,000





Generous double bedroom and a naturally lit shower room



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

