



GARDEN STIRLING BURNET

28D NEWBIGGING

MUSSELBURGH, EAST LoTHIAN, EH21 7AN



1



2



1



PROPERTY SUMMARY

Set on the first-floor of an established development in seaside Musselburgh, this flat enjoys an appealing setting in one of East Lothian's most popular towns. With the shoreline, harbour, sandy beaches, and scenic coastal walks nearby, it offers an excellent blend of seaside living and convenient access to Edinburgh. The surrounding area is well served by local shops, cafés, restaurants, and everyday amenities. Inside, a generous west-facing living room is filled with natural light, complemented by an attractive kitchen and two comfortable bedrooms. A separate study adds flexibility, while a private rear garden provides outdoor space. There is also unrestricted parking.

Extras: All fitted floorcoverings, light fittings and integrated appliances are included in the sale.

FEATURES

- Modern first-floor flat in Musselburgh
- Part of an established development
- Secure phone entry and shared stairwell
- Entrance hall with storage
- Generous living room with storage cupboard
- Modern fitted kitchen
- Two comfortable bedrooms, one with fitted wardrobe
- Separate study/home office
- Practical wet room
- Private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing

28D NEWBIGGING

MUSSELBURGH, EAST LoTHIAN, EH21 7AN



CLICK HERE
for a virtual tour of the property



The flat boasts a study, wet room,
and private garden, adding both
versatility and valuable outdoor
space.



Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital.

The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird.

In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at the historic Musselburgh Links, recognised as one of the oldest golf courses in the world.

Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School.

The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

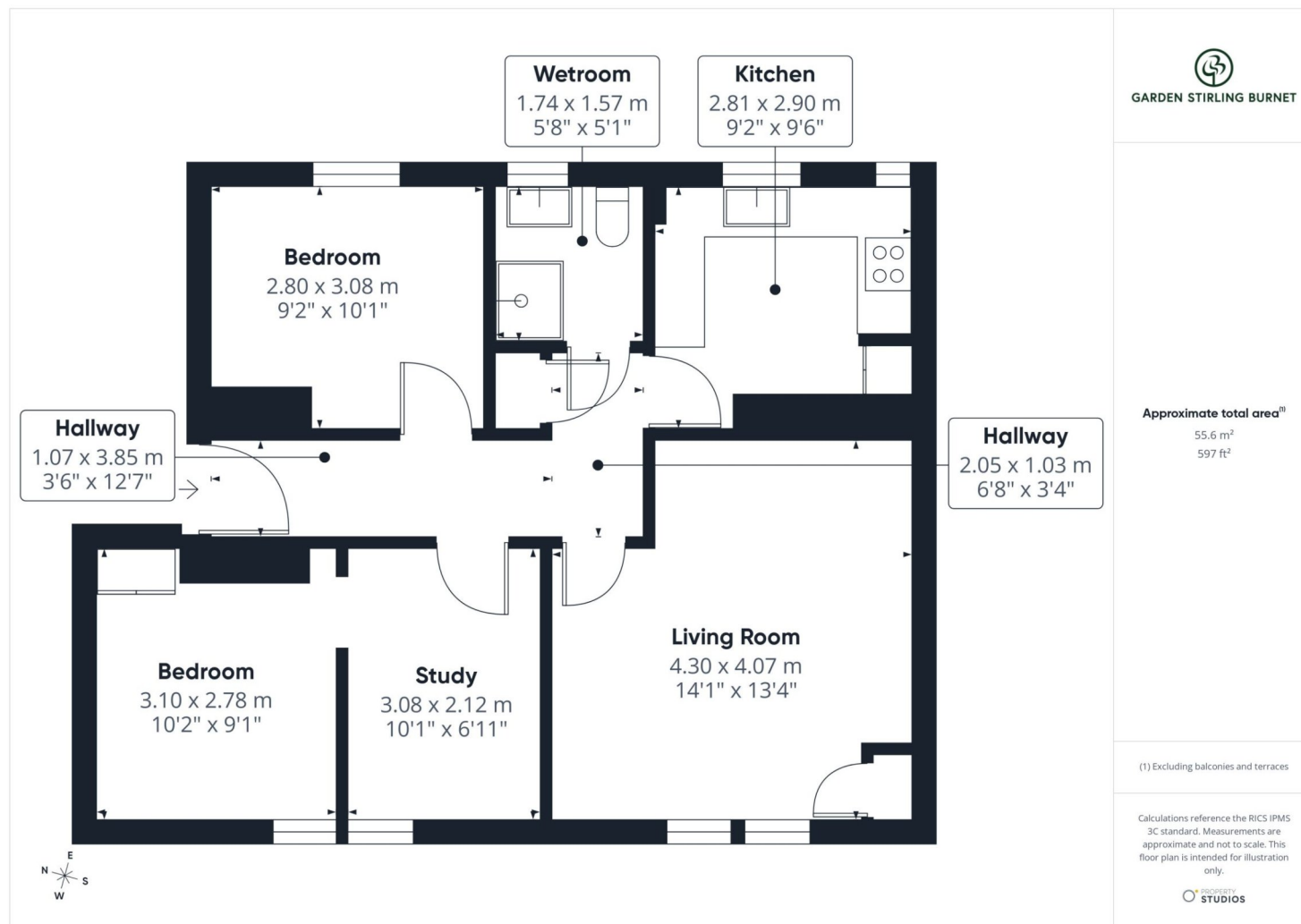
espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

C

COUNCIL
TAX BAND

B