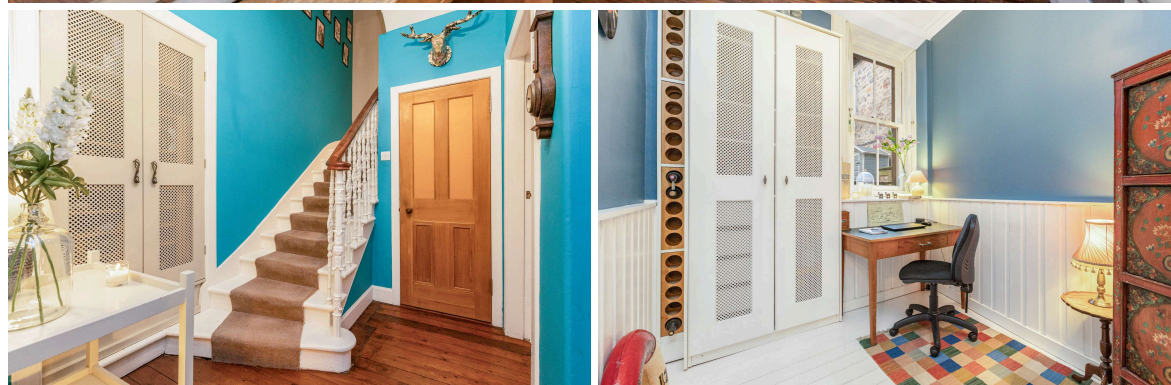




Fisher House, 13A North High Street  
MUSSELBURGH | EH21 6JA





## Fisher House, 13A North High Street

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Viewing is essential to appreciate the many great features of this unique stone built terraced townhouse, showcasing a beautifully finished off interior with immense character throughout. Superbly positioned close to the scenic River Esk Walkway, the green expanse of the Links and the Forth shoreline, the property is also very convenient for the excellent choice of shops and amenities available in this sought after seaside town.

Fisher house falls within Musselburgh's Conservation Area and thought to date back to the 1830's, the property has been carefully renovated over the years by the current owners, with attention paid to the smallest details, such as the charming peacock cupboard door handles sourced from India and eye-catching Mexican style tiles in the kitchen. Lovely period style features include sanded or painted timber flooring, working shutters affixed to paned windows and wrought ironwork on the stairways.

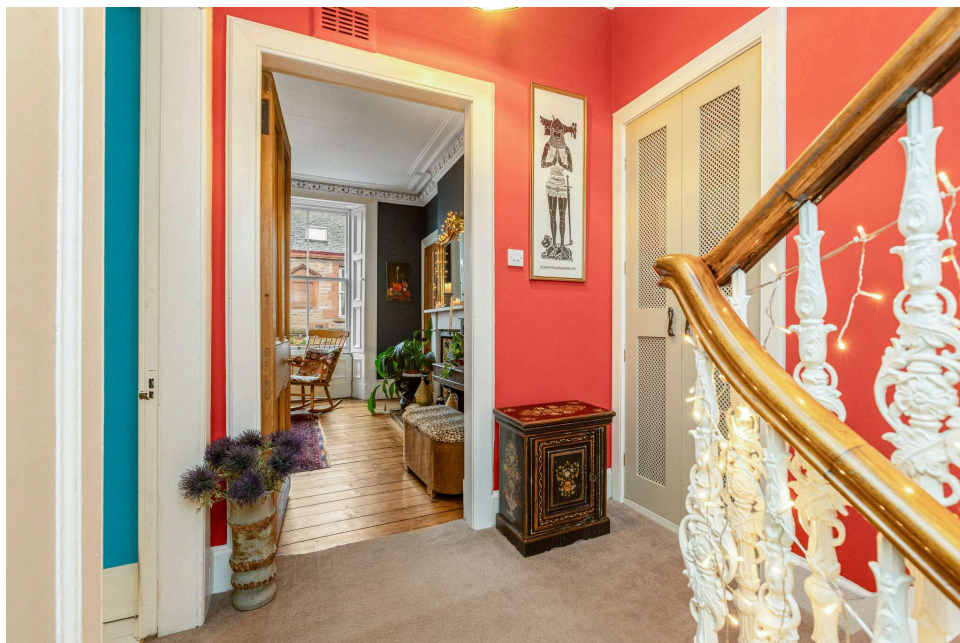
A stunning drawing room sits at first floor level, filled with natural light filtering in through twin south-facing windows. The focal point of the room is a fine marble mantelpiece fitted with living flame gas fire. Additional notable points include sanded flooring and intricate cornicework to the ceiling. There's plenty of space here for both relaxation and formal dining, whereas the ground floor kitchen is the hub of the home for cooking and informal dining. Sleek white gloss units sit next to bamboo worktops and attractive tiled splash-backs.

A feeling of light and space is evident within the principal double bedroom, set on the top floor, where you can sit and enjoy two window seats bathed in sunshine. Excellent storage includes a fitted wardrobe with fretwork doors and a deep cupboard giving access to the attic. Also on this floor is the larger than average bathroom with a vintage style white suite, window seat and linen cupboard. Double bedroom 2 is located at first floor level and the third bedroom, equally suitable for anyone working from home, is on the ground floor.

Access is via a doorway from the street leading into a courtyard and garden shared with one other property. A lovely spot for outdoor relaxation, the charming garden has been attractively landscaped and provides a good degree of shelter.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

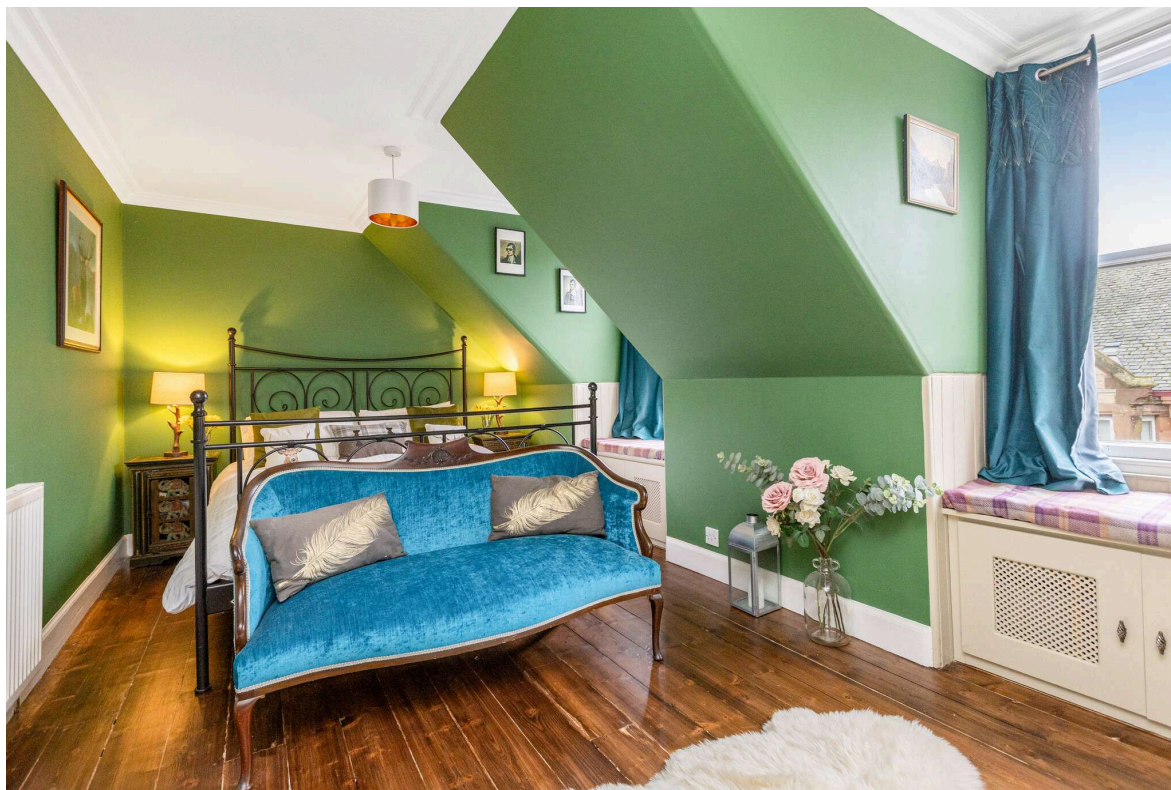




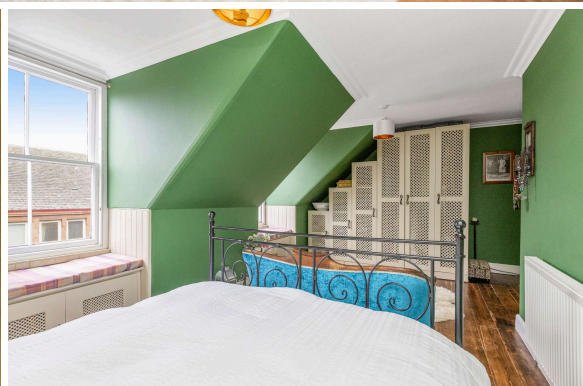
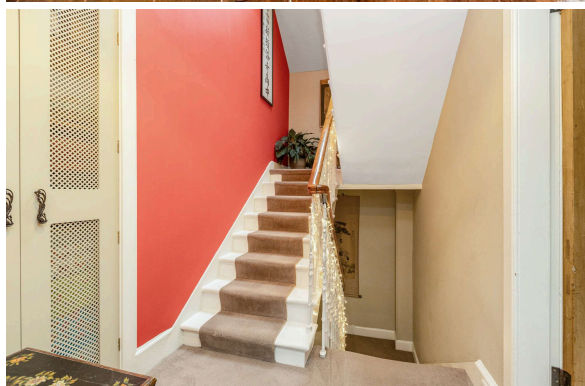
- Unique historic Fisher House
- South-facing aspect to front
- Spacious and flexible accommodation arranged over three floors
- Impressive twin window drawing room with fireplace
- Smartly fitted kitchen/dining room
- Two double bedrooms
- Bedroom 3/home office
- Large vintage style bathroom
- Ground floor WC
- Entrance hallway
- Gas central heating
- On trend decor
- Tucked away garden and courtyard shared with one other property
- Unrestricted on-street parking

Council Tax: E  
Energy Rating: D  
No factor associated with this property

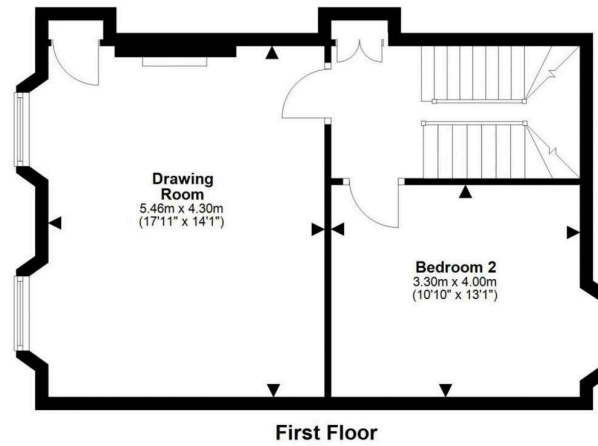
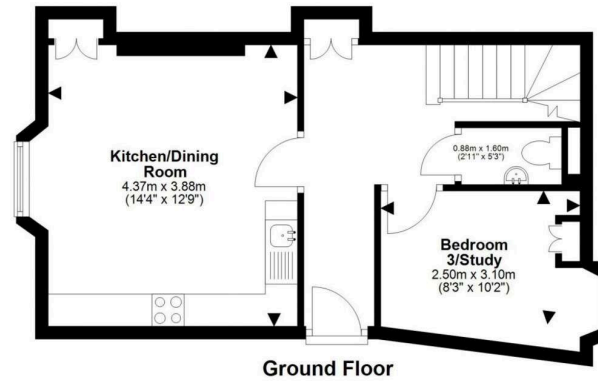
Extras: Fixtures, Integrated Appliances including Fridge Freezer, Oven, Hob, Dishwasher, and Washing Machine. Light fittings can be negotiated at sale.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

