



# 1E Market Street

MUSSELBURGH, EAST LoTHIAN, EH21 6PS



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## Property Summary

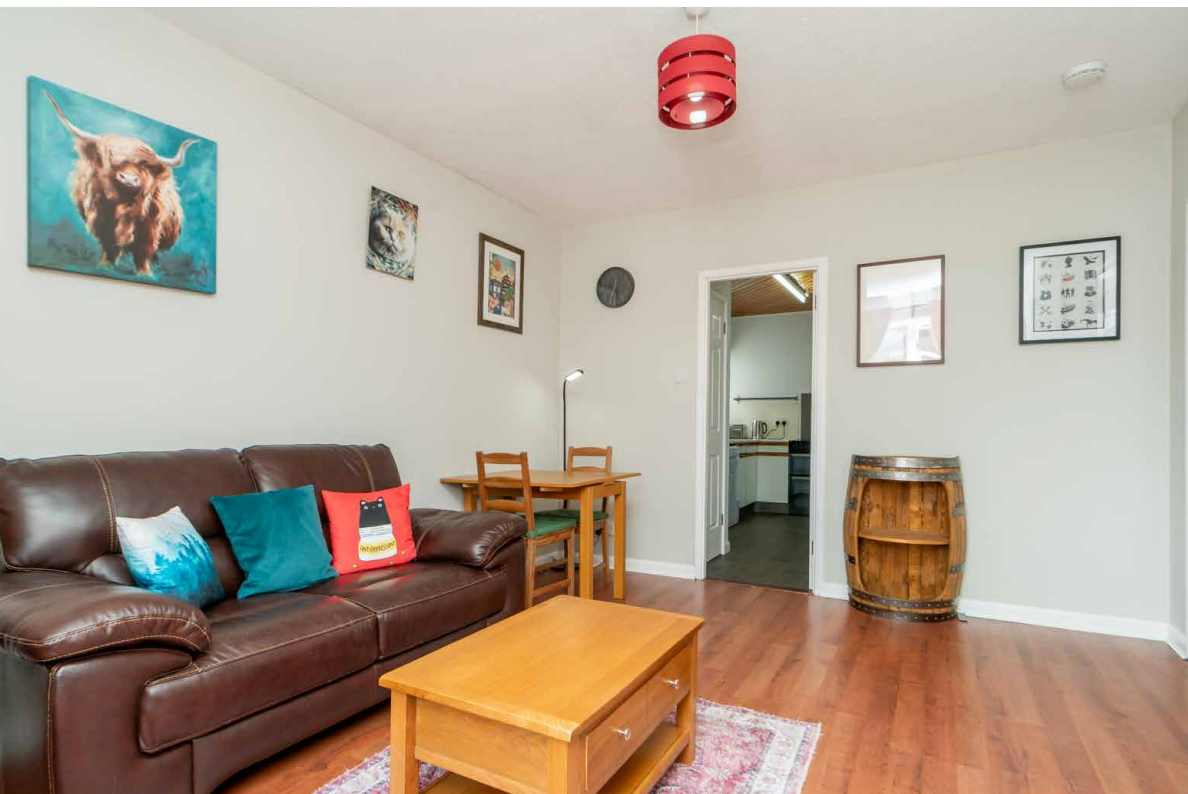
Offering a convenient town-centre location in desirable Musselburgh, a short distance from the seafront and enjoying scenic views of the nearby River Esk, this two-bedroom flat lies on the top (third) floor of an attractive modern development with the added appeal of residents' parking and a communal garden. The inviting home features an entrance hall and two double bedrooms, all with storage, a bright living/dining room connected to the kitchen, and a bright bathroom with a bath and overhead shower.

### Extras

All fitted floor coverings, window coverings, and light fittings are included

### Features

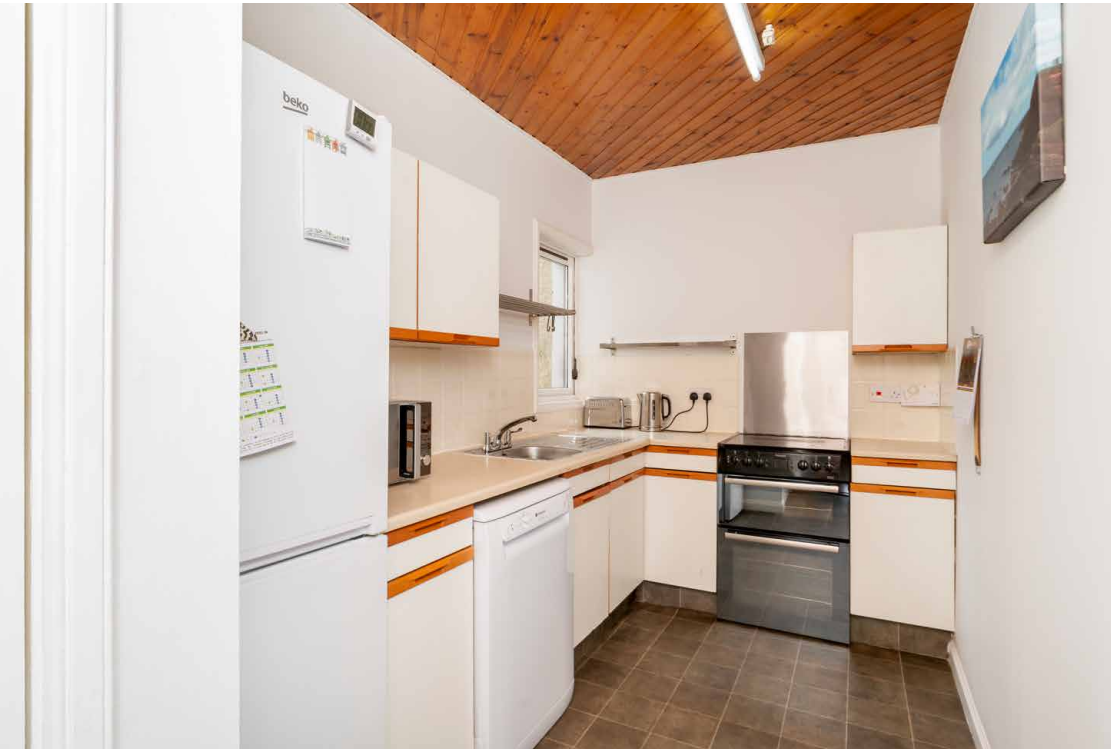
- Modern development in the heart of coastal Musselburgh
  - Top (third) floor flat with scenic river views
  - Communal stairs with secure entry
  - Entrance hall with storage
  - Sunny living/dining room with kitchen access
  - Bright fitted kitchen
  - Two double bedrooms with storage
  - Bright bathroom with shower-over-bath
  - Communal garden and residents' parking
  - Electric heating and double glazing
  - Home Report value - £180,000
  - EPC Rating - D
- 







# Sunny living/dining room with kitchen access and a bright fitted kitchen







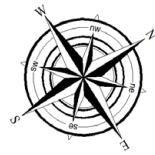
Two double bedrooms  
with storage and a  
**bright bathroom**  
with  
**shower-over-bath**



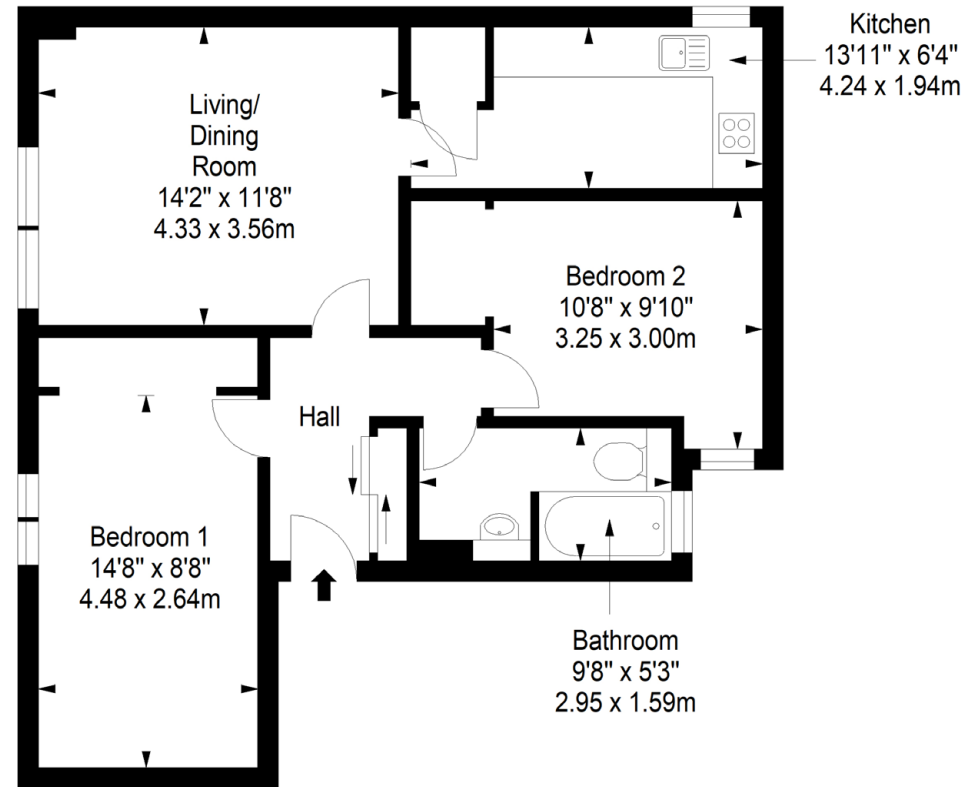




# Floorplan



Top Floor  
Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)