NEILSONS

Solicitors & Estate Agents

Fixed Price

£120,000

195A North High Street

Musselburgh | East Lothian | EH21 6AP

This bright and generously proportioned main-door flat forms part of a traditional tenement conveniently located just off North High Street, with an excellent range of amenities and transport links on the doorstep.

- 1 Bedroom
- 1 Public room
- 1 Bathroom
- On-street Parking
- EPC Rating – E
- Council Tax Band - A

Description

The property would now benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to create a stylish home tailored to their own tastes and requirements. The well-proportioned accommodation is likely to appeal to a wide range of buyers, including first-time purchasers, downsizers and buy-to-let investors, all seeking a home in this highly convenient and well-connected location. The property comprises; entrance hallway with storage/utility cupboard with overhead storage. Located to the rear, is the open plan reception/dining/kitchen, providing an ideal space for relaxing or entertaining. The double bedroom is located to the front with built-in wardrobe and shelved press and there is a wet room with splashback paneling and extractor fan. Further benefits include double glazing, gas central heating and gas fire in the lounge.

Extras

All fixtures and fittings will be included in the sale along with the electric cooker, washing machine and fridge.

Parking

There is unrestricted on-street parking available within Watt Close.

Viewing

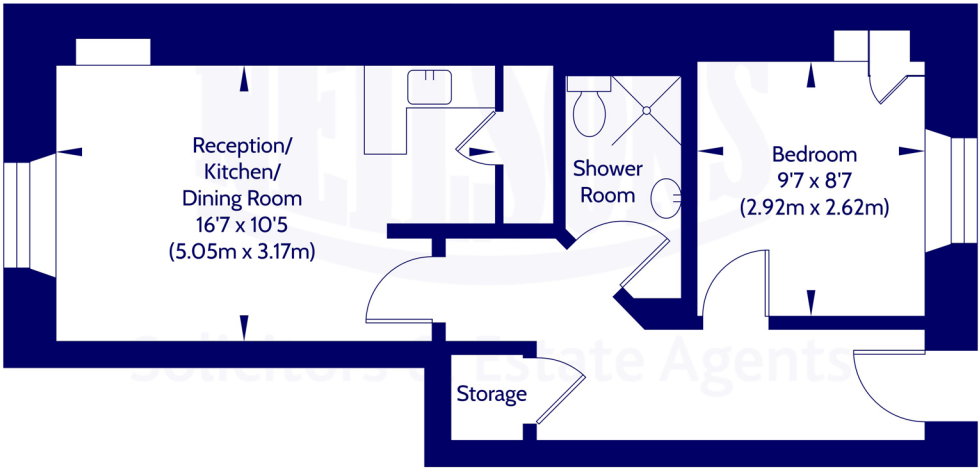
By appointment through Neilsons on 0131 625 2222.

Location

Musselburgh is a historic, coastal town in East Lothian, located to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes and bars. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. The property is within a short walk of the Promenade and Fisherrow Harbour, providing delightful walks together with a variety of sporting facilities. Musselburgh is renowned for its famous golf course, and the area provides a local leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport service which runs to Edinburgh City Centre and surrounding areas, and Musselburgh Railway Station is within easy reach providing access to the North and South.

Approx. Gross Internal Floor Area 38 Sq M / 413 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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