

FIXED PRICE £145,000

23a Market Street  
Musselburgh, EH21 6PS

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Solicitors & Estate Agents



- Traditional ground floor tenement flat
- In good decorative order
- Living room with fitted kitchen
- Two bedrooms
- Shower room and separate WC
- Electric heating and double glazing
- Communal garden and unrestricted on street parking
- EPC Band E, Council tax band B

### Description

This is a bright, ground floor flat (39sq m) forming part of a traditional stone fronted tenement which is located close to the High Street. The accommodation comprises of an entrance hallway with storage, rear facing livingroom/kitchen with feature fire surround and kitchen appliances, front facing double bedroom with feature fireplace, front facing single bedroom, a shower room with electric shower and a rear facing separate WC with modern two piece white suite. This property will be sure to appeal to all purchasers and would be a perfect opportunity for a first time buyer.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the nearby Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

The property has a well maintained, fully enclosed and paved communal garden to the rear with unrestricted on street parking to the front.

### Extras

All the fitted floor coverings, integrated electric hob, oven, cooker hood and washing machine are included in the sale price.

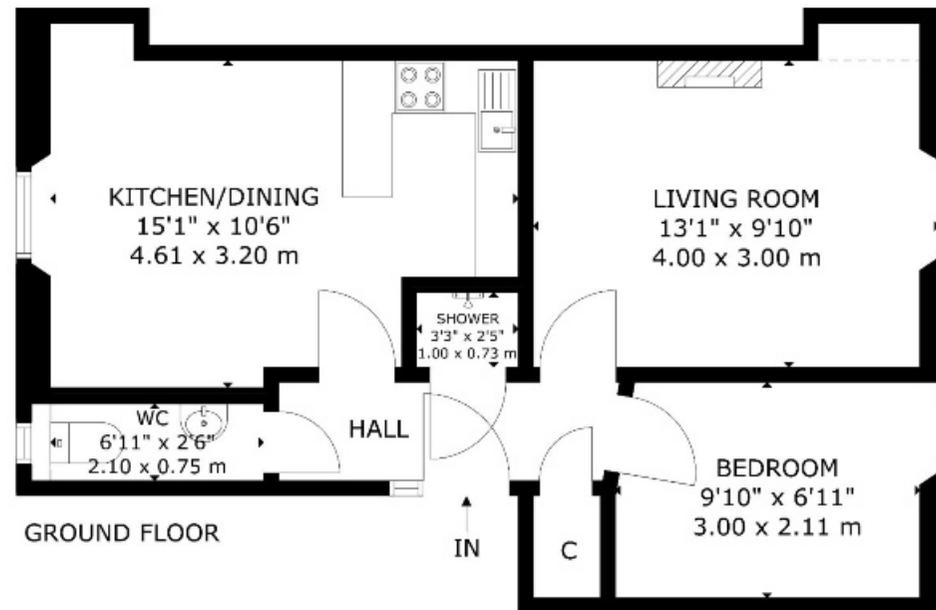
### Home Report

The property has been valued at £160,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131





23A MARKET STREET, MUSSELBURGH, EH21 6PSET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 440 SQ FT / 41 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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