



2B Bush Street
Musselburgh, EH21 6DB

A

"2B Bush Street is a charming two bedroom ground floor flat with private front garden and close to Musselburgh Promenade and beach"

- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED ON STREET PARKING
- CLOSE TO BEACH





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh railway station connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

2B Bush Street is a charming two bedroom ground floor flat close to Musselburgh Promenade and beach.

The bright and spacious accommodation is entered through a well-maintained communal stair and comprises: entrance hall with 2 storage cupboards off; living/ dining room with feature fireplace, recess space and ample room for a dining table and chairs; well-equipped kitchen with base and wall-mounted units and 2 storage cupboards; double bedrooms 1 and 2, both with fitted wardrobes and bathroom with fitted storage below sink.

Further benefits of this property include: gas central heating; double glazing; fresh and neutral decor throughout; private front garden and shared rear garden laid to lawn and unrestricted on street parking.

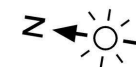
EPC RATING

The energy efficiency rating for this property is band D

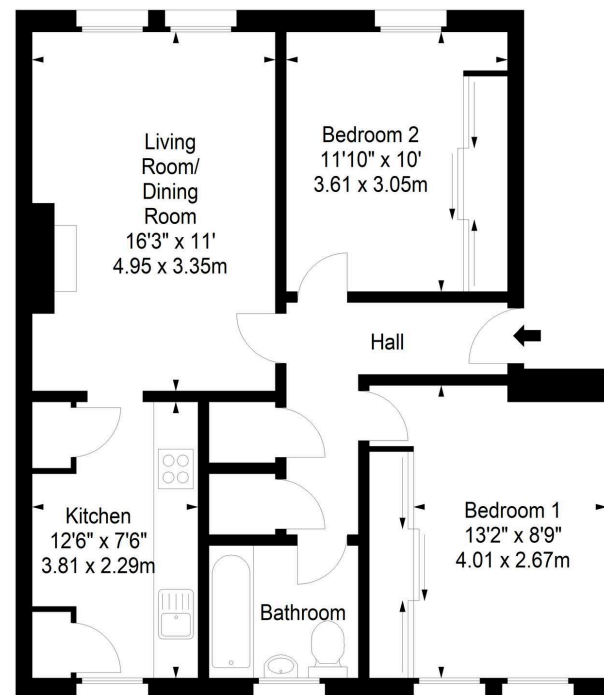
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Musselburgh,
East Lothian, EH21 6DB



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
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Ground Floor

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