



128A, New Street, Musselburgh, EH21 6BY

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Situated a short distance from the harbour and beach front is this desirable double upper. on the first floor we have a vestibule area; entrance hall; well proportioned front facing lounge/dining room with twin window formation, dado rail and a lovely electric fire with surround as a focal point. The kitchen gives space for a breakfasting table and an excellent range of upper and lower units, good worktop space and pleasant views over the garden area. On this level is the four piece family bathroom which comprises a walk in shower cubicle, bath, wash hand basin and wc, spotlight and tiling to dado rail height. On the upper level are two spacious bedrooms, each with envious storage and excellent natural light. In Bedroom one there is partial views of the sea. Along having fresh decor throughout, new entrance and stair carpet, the property also benefits from gas central heating and double glazing and good storage space. Externally there is a very useful outhouse with plumbing and water, perfect as a utility area/small workshop; beautifully maintained communal garden area and separate drying space and ample unrestricted on street parking.

- Stunning 2 bed spacious double upper flat
- Extremely useful outhouse with power and water
- Beautifully maintained communal gardens
- Fantastic storage, GCH, DG & walk in condition





## Location

A popular and bustling East Coast town, Musselburgh lies approximately 6 miles east of Edinburgh city centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a 24Hr Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. A good range of leisure facilities are available nearby including several golf courses, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre 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 (Jewel & Esk campus) and St. 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. Within walking distance is Musselburgh's railway station which connect to the city centre and beyond. The link to the city bypass gives quick access to the A1.

## Extras

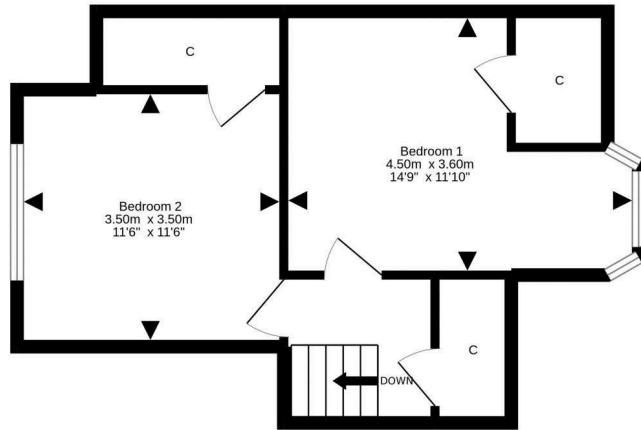
Included in the sale are all window coverings, the washing machine, fridge freezer and light fittings.

## Price & Viewing

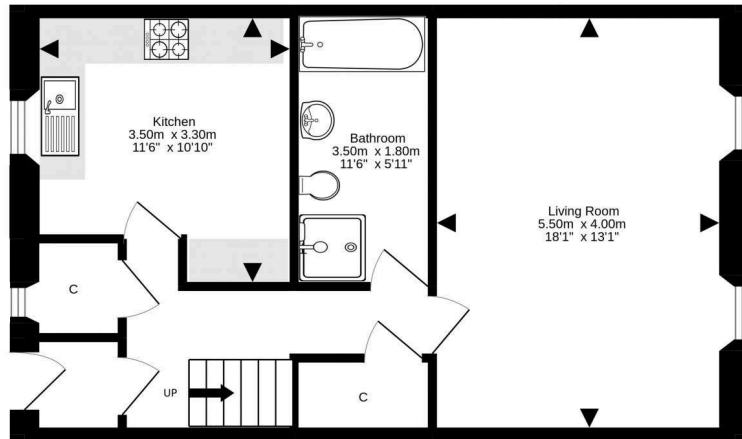
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D

Council Tax Band - D



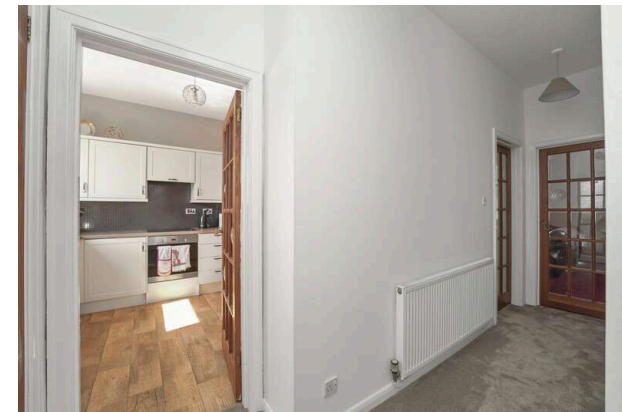
1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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