

**133/4 New Street
Musselburgh, EH21 6DH**

OFFERS OVER £285,000



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- Bright, spacious top (2nd) floor flat
- Panoramic views across the Firth of Forth
- Open plan living/dining/kitchen area
- Three bedrooms
- Stylish, modern showerroom
- Gas central heating, double glazing, entryphone
- Residents underground car park
- EPC Band C, Council tax band E

Description

This is a bright and spacious (84m sq) second floor flat in a quiet residential area on the beachfront with a beautiful outlook over the historic Fisherrow Harbour and the Firth of Forth. The accommodation comprises a communal stair with door entry phone system; hallway with storage cupboard, impressive & generously proportioned open plan living/dining area with floor to ceiling windows, open plan contemporary fitted kitchen with breakfast bar and integrated appliances. Bedroom one is front facing and has a spacious walk in wardrobe, bedroom two is also a front facing double whilst bedroom three, also front facing is currently used as a home office and finally there is a stylish, modern part tiled shower room with two piece white suite and walk in shower.





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 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

There is a secure resident's car park located under the building with access from the front of the property as well as visitor parking to the front.

Extras

All fitted floor coverings, integrated electric hob, oven, chimney style cooker hood, fridge/freezer and washing machine are included within the sale price

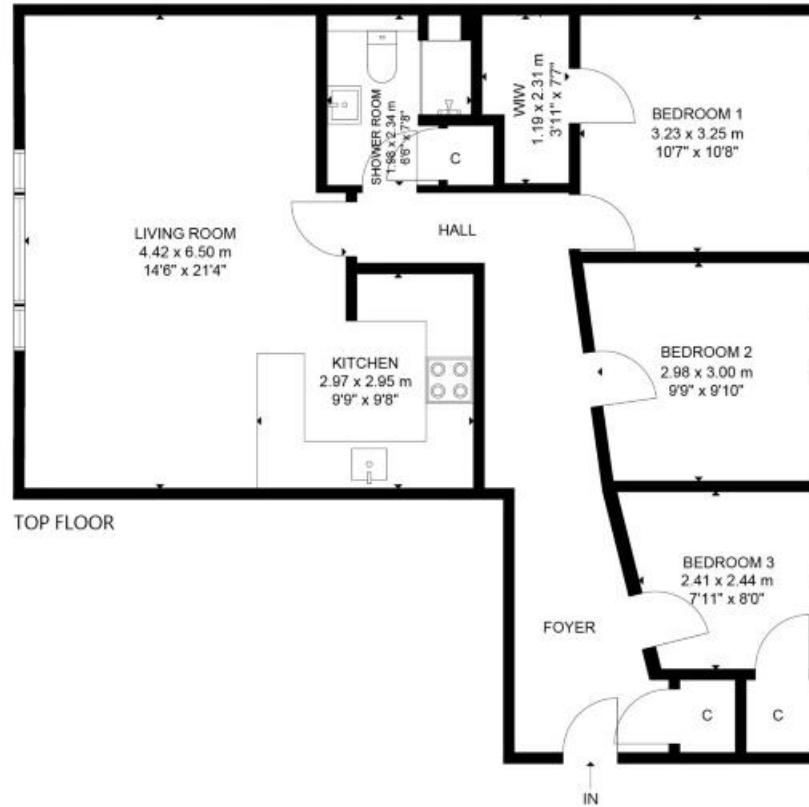
Home Report

The property has been valued by a surveyor at £290,000 and the Home Report is available via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





133/4 NEW STREET, MUSSELBURGH, EH21 6DH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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