

# 132a North High Street Musselburgh, EH21 6AS

OFFERS OVER £295,000



drummondmiller



- Traditional first floor flat in central location
- Fully modernised and in “move in” condition
- Hall, sittingroom
- Fitted kitchen/diningroom with appliances
- Three bedrooms & stylish modern shower room
- Modern electric heating and double glazing, many original features
- Communal rear courtyard
- EPC Band E, Council tax band C

### Description

Seldom available, this appealing first floor flat forms part of a traditional building dating back to around 1850. The property has been fully modernised by the present owner and benefits from electronically controlled electric heating, double glazing, working wooden shutters and a host of other original features. The accommodation, all in true “move in” condition comprises an entrance vestibule, hall, sittingroom with twin front facing windows and an electric fire set within an attractive marble hearth and surround, superb, modern fitted kitchen/diningroom with appliances included, three generous bedrooms, two with fitted wardrobes and finally, a stylish, modern, part tiled shower room with two piece white suite and separate shower cabinet with electric 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. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic 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 within the town 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 small rear communal courtyard which is an ideal sun trap and provides a lovely outdoor space. There is restricted on street parking available to the front of the property with unrestricted parking available in the surrounding streets.

### Extras

All fitted floor coverings, curtains, induction hob, oven and hood, washing machine, dishwasher and fridge/freezer are included within the sale price.

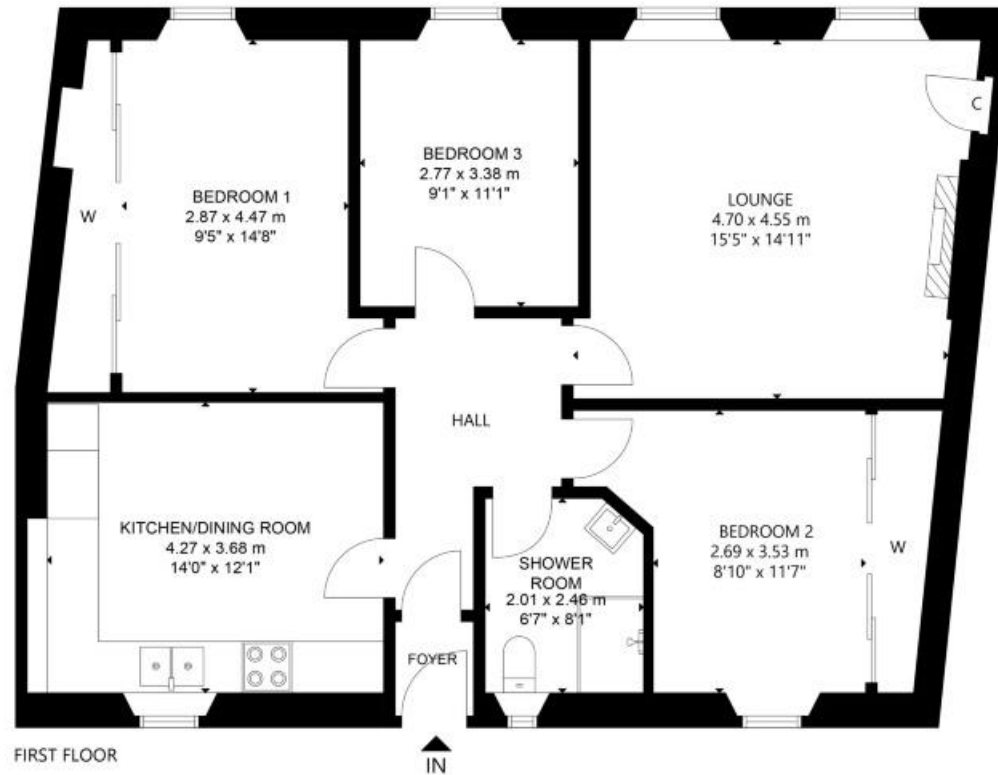
### Home Report

The property has been valued at £300,000 and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131





132A NORTH HIGH STREET, MUSSELBURGH, EH21 6AS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,039 SQ FT / 96 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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