

31A Rothesay Place
MUSSELBURGH, EH21 7EX



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

LOCATION

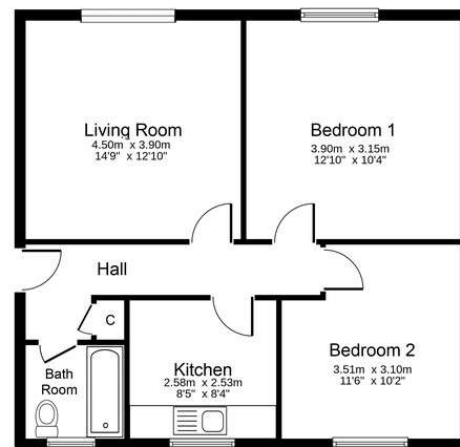
A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. 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, bowling clubs, 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 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 and Newcraighall railway stations 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.

DESCRIPTION

31a Rothesay Place is a well-presented ground floor flat, situated within a short walk to the abundant amenities located on the Musselburgh High Street. Having been fully renovated to a high standard throughout prior to marketing, the well laid out accommodation comprises: welcoming entrance hallway; bright and spacious living room overlooking the private front garden; modern kitchen with ample floor and wall mounted units; double bedroom 1; double bedroom 2 to the rear and a contemporary 3 piece family bathroom with shower over bath. The property benefits from gas central heating; double glazing; private south-east facing rear garden; communal drying green; on street parking and excellent transport links.

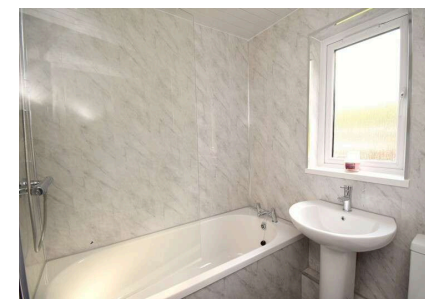
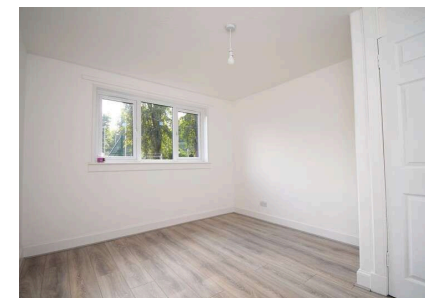
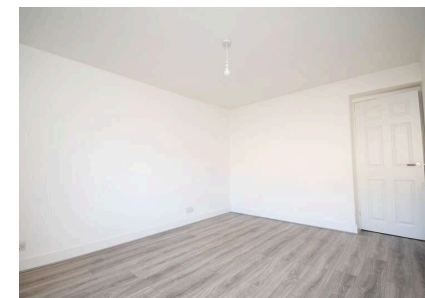
The energy efficiency rating for this property is band C.

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



Approximate Floor Area
657 sq. ft.
(61.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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