



**3A Market Street**  
Musselburgh, EH21 6PS

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
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. 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. 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

An excellent opportunity to purchase a 25% share of a beautifully presented, two-bedroom, ground floor flat in a modern, factored residential development. Conveniently located in Musselburgh, the property is offered to the market in exceptional order and will appeal to a variety of buyers. Accommodation comprises: welcoming hallway with store cupboard off; bright and spacious, front facing living room; contemporary kitchen diner, suitable for a table and chairs for 2, with ample floor and wall mounted storage units; double bedroom 1 with wardrobe space; double bedroom 2 and a family bathroom with 3-piece suite with shower over bath. Further benefits include electric heating; double glazing; secure Entryphone system and resident's car park.

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £217.17 is payable to the Association (subject to review). In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

The energy efficiency rating for this property is band D.

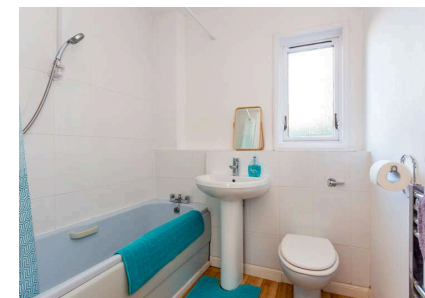
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



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Total Area: 55.6 m<sup>2</sup> ... 598 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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