





191A NORTH HIGH STREET

Enjoying a double bedroom, an open-plan living area, and a shower room, this first-floor flat forms part of a traditional building in the heart of Musselburgh, with excellent amenities on the doorstep, including shops, restaurants and pubs, other everyday essentials, and excellent transport links across the county and into the capital. The flat further benefits from access to off-street parking and would be perfect for first-time buyers, professionals, couples, and rental investors alike.

A shared stairwell takes you to the flat's front door on the first floor, which opens directly into the open-plan living room and kitchen. Offering space for lounge furniture, the living area enjoys neutral décor and wood-styled flooring. In the adjoining kitchen, modern white wall and base cabinets are accompanied by wood-inspired worktops and white metro-tiled splashbacks.

A small internal hall from the living area leads to the flat's double bedroom and shower room. The bedroom is enviably south-facing, decorated in neutral tones, and fitted with a carpet for optimum comfort underfoot. The bedroom also offers plenty of space for freestanding bedroom furniture. The shower room comprises a corner shower enclosure, a pedestal basin, and a WC. The property has Fischer FutureHeat heating which is energy efficient and fully controllable electric heating.

Externally the flat benefits from access to off-street parking. Scenic open spaces can be found nearby at Fisherrow Park, the historic harbour, and Musselburgh's picturesque beach.

Extras: Integrated kitchen appliances comprising an oven, a hob, and an extractor hood, as well as a freestanding fridge, freezer, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional first-floor flat in Musselburgh
- Situated in the heart of the town centre
- Excellent amenities on the doorstep
- Shared stairwell
- Open-plan kitchen/living room
- Spacious double bedroom
- Shower room
- Access to off-street parking



EPC RATING:

C

COUNCIL TAX BAND:

A

VIEWINGS

By appointment with Gilson Gray on 01620 893 481

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

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EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

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DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

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BORDERS

01890 880 008

MUSSELBURGH EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

