



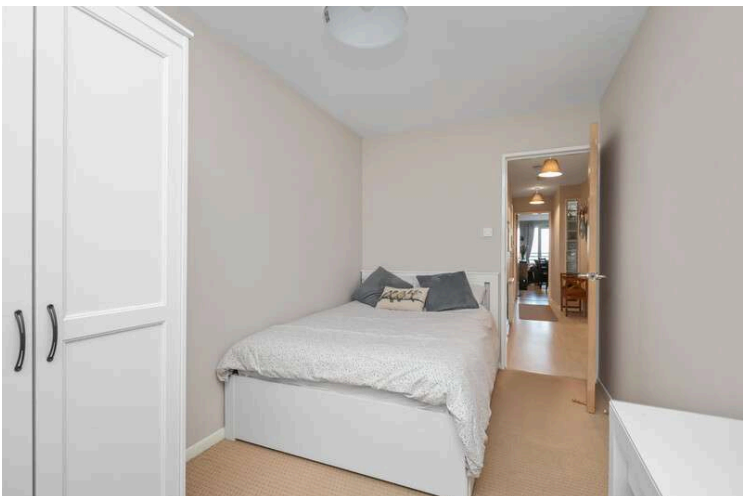
141/2 New Street, Musselburgh, East Lothian, EH21 6DH

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present 141/2 New Street to the market. It is a particularly appealing modern two-bedroom flat with ensuite and private secure underground residents parking, enviably situated in a much sought-after development of similar properties at Musselburgh harbour. The property enjoys stunning uninterrupted views over the Firth of Forth to Fife, and an extremely convenient location, close to a good range of amenities and superb transport links by road and rail. This lovely home is presented to the market in excellent order, providing comfortable and light filled living space, offering all modern comforts throughout and would make an ideal home for a wide range of buyers

- Much sought after modern residential development
- Lovely, spacious, light filled accommodation with stunning views to Fife
- Secure entry
- Hallway
- Living and dining room with large picture window with views and a large store cupboard
- Well-appointed fitted kitchen part open plan from the living and dining area
- Bedroom one with full height window to the front
- En-suite shower room
- Bedroom two with full height window to the front
- Family bathroom with three-piece white suite with shower attachment and store cupboard
- Double glazing and gas central heating
- Allocated secure underground parking with additional resident and visitor parking to the front



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. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

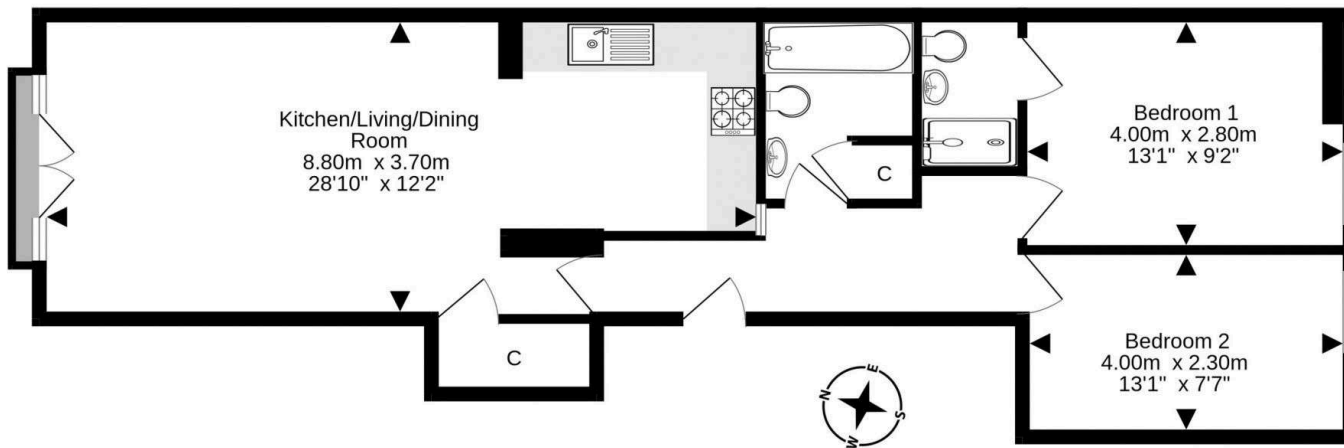
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

