



132 New Street
Musselburgh, EH21 6BY

A

"132 New Street is a good sized one bedroom main door flat situated close to the beach, harbour and promenade"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO MUSSELBURGH BEACH





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. 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.

COUNCIL TAX

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



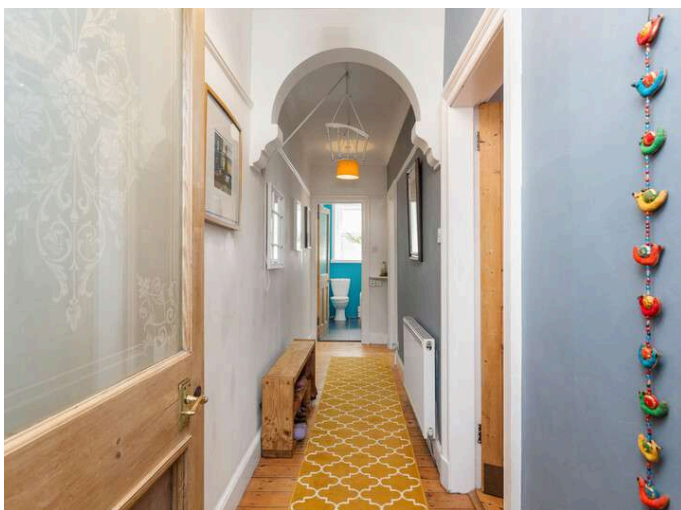
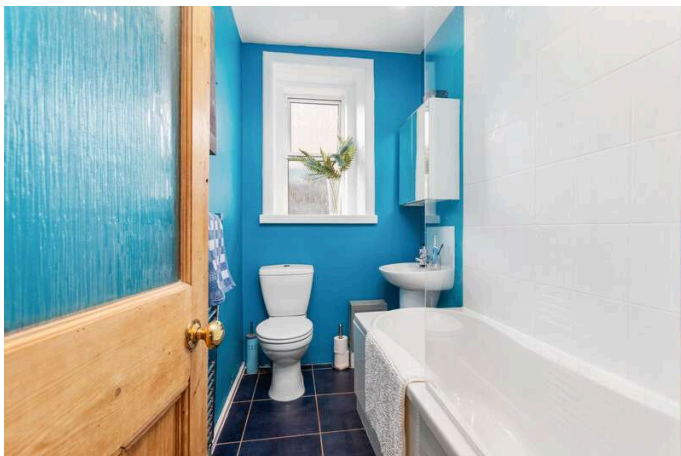
DESCRIPTION

132 New Street is an attractive good sized one bedroom main door flat situated close to the beach, harbour and promenade. The property comprises entrance vestibule leading into a long hallway with sanded flooring and clothes pulley; bright and spacious living/dining/kitchen with feature fireplace and multi-fuel stove, sanded original flooring and cupboard, the kitchen has modern wall and base units with integrated electric cooker; large double bedroom with cupboard looking out on to the well maintained communal rear garden and a three-piece bathroom with shower over the bath and heated towel rail. Further benefits include double glazing, gas central heating, communal rear garden mainly laid to grass, outhouse with power and plumbing, on street parking, good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band D

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.



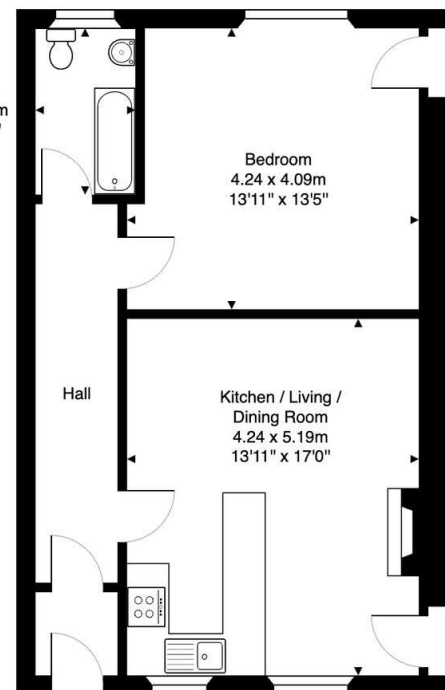
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Total Area: 56.1 m² ... 604 ft²



All measurements are approximate and for display purposes only

Bathroom
1.45 x 2.42m
4'9" x 7'11"



Ground Floor

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