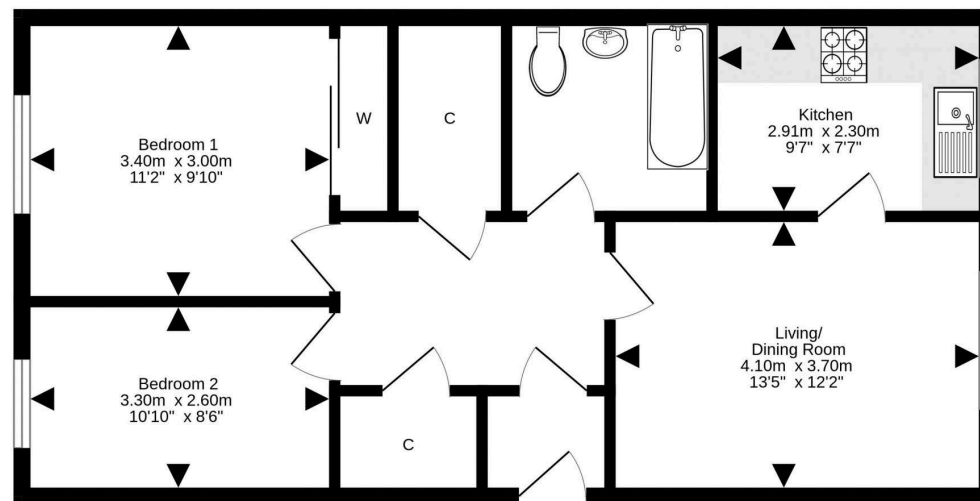




Great opportunity that is not to be missed. McDougall McQueen are delighted to present to the market this rarely available modern top (2nd) floor flat in a block of similar style properties situated in a prime location within a short walking distance of all amenities, the town centre, and the harbour. Enjoying a quiet yet central location this property is ideal for first time buyers and professional couples and is presented to the market in good clean condition, having been well kept and improved by its current owners. It has communal garden grounds, communal drying green and resident's courtyard parking. Early viewing by appointment is highly recommended.

- Secure communal entrance
- Vestibule
- Reception hallway with two walk-in store cupboards, one with power, serving as a small study area
- Spacious lounge with Dormer style window to the front
- Lovely good-sized kitchen with a range of base units in gloss white, solid wood worktops, touch control ceramic hob, oven, combined washer dryer and fridge freezer
- Family bathroom with three-piece suite, electric shower over the bath with shower screen, wc and sink
- Bedroom one with window to the rear and fitted mirrored wardrobes
- Bedroom two with window to the rear
- Electric storage heating and double glazing
- Communal drying green and garden grounds
- Residents courtyard parking



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. Made with Metropix ©2023



## 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. Excellent road and public transport links to the city making Musselburgh the ideal for the daily commuter

## Price & Viewing

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

## EPC Band - C



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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.

