



Flat 105B, 7 Market Street

Musselburgh, EH21 6PZ

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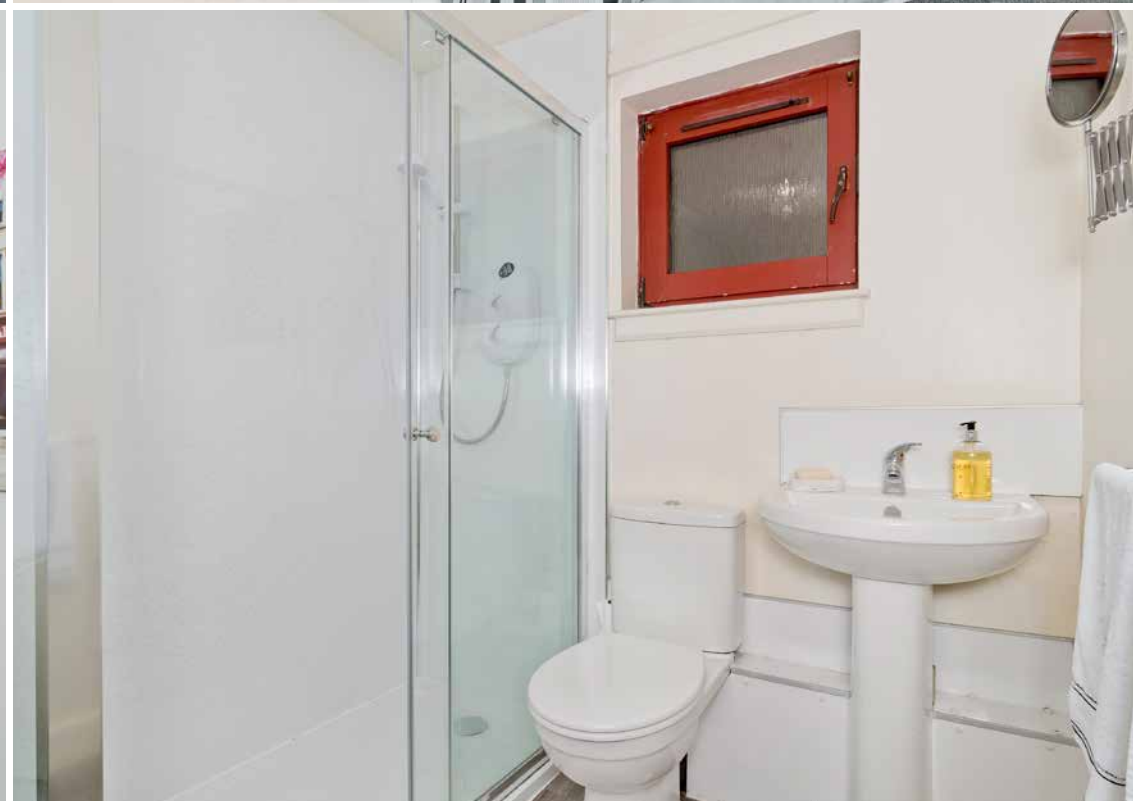
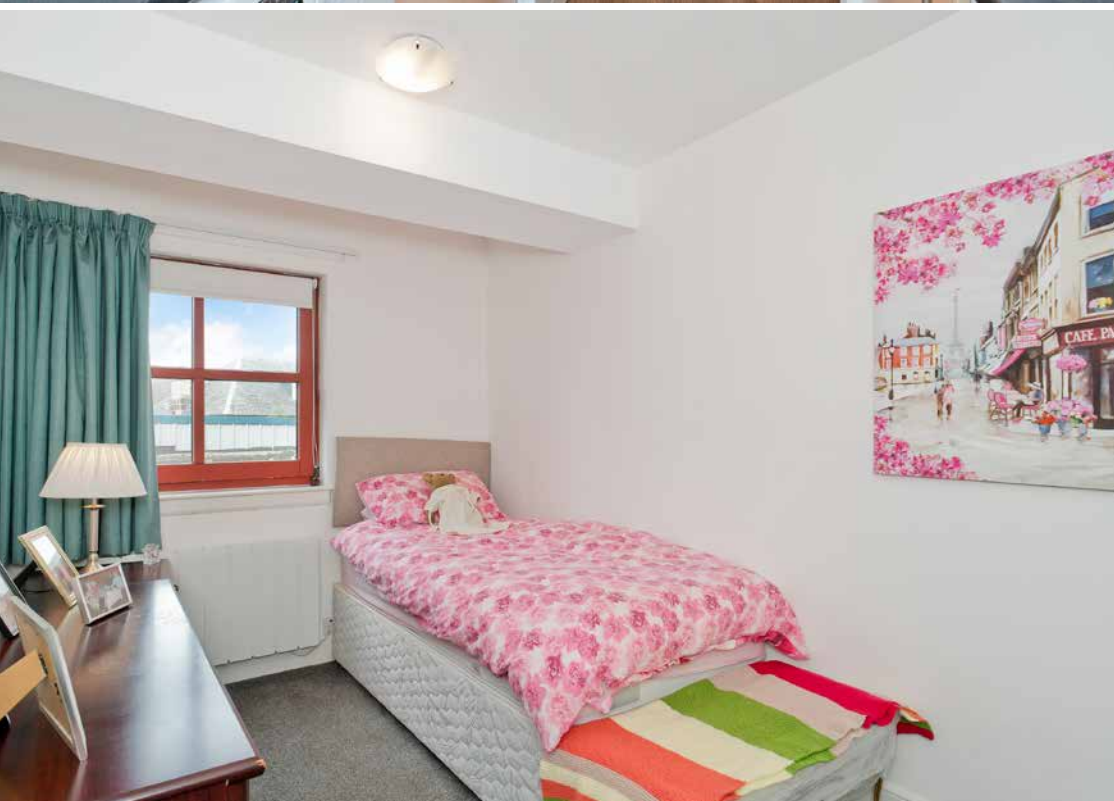
Summary

Situated in the heart of Musselburgh, this two-bedroom ground-floor flat has a desirable location, set within easy strolling distance of fantastic amenities, schools, regular transport links, and the beach. The home is brought to market in excellent decorative order, enjoying crisp white interiors and a sociable open-plan reception area. Furthermore, it has generous built-in storage and it has private allocated parking. The property is sure to be popular with a wide demographic, especially those seeking a coastal lifestyle within easy reach of the capital.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a fridge/freezer, a dishwasher, and a washer appliances to be included in the sale.

Features

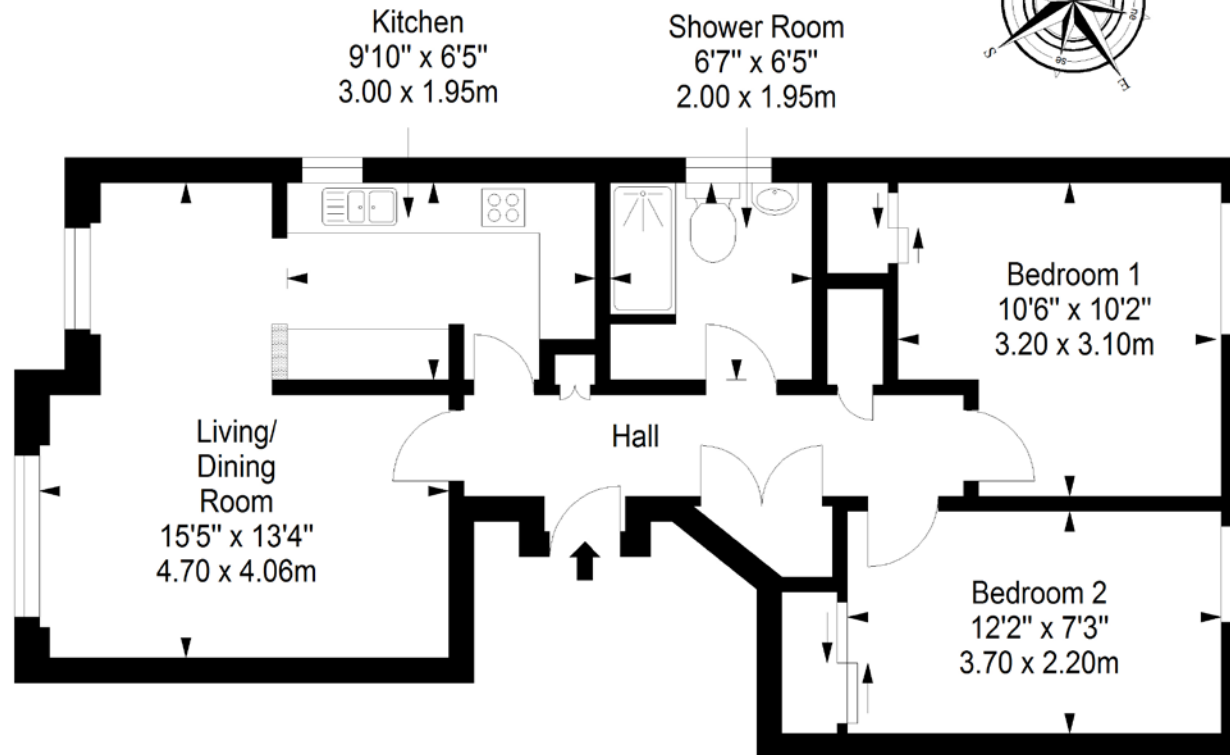
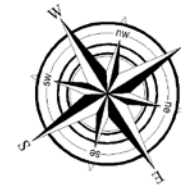
- Well-presented ground-floor flat
- Part of an established development
- Central location in Musselburgh
- Neutral interiors throughout
- Secure shared entrance
- Welcoming hall with generous storage
- Southwest-facing living/dining room
- Well-appointed kitchen
- Two double bedrooms with wardrobes
- Bright three-piece shower room
- Communal front garden
- Private allocated parking
- Electric heating and double glazing
- EPC Rating - D



Floorplan

Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.