



166B North High Street
Musselburgh, EH21 6AR



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.

LOCATION

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 and Queen Margaret University campus. 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.

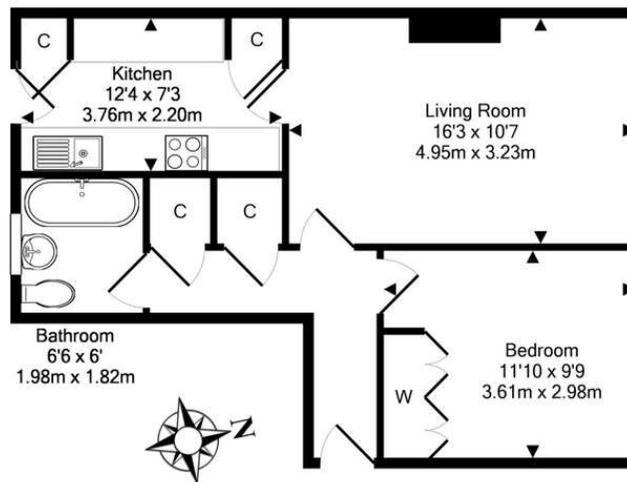
DESCRIPTION

166 North High Street is a centrally located one-bedroom ground floor flat boasting a private front and fully enclosed south facing rear garden. This delightful home occupies an enviable position within the heart of Musselburgh enjoying an extremely convenient location, close to a wonderful range of amenities and super transport links. This property is presented in exceptional order and comprises: welcoming hall with two storage cupboards off; generously proportioned and light filled, front facing living room; modern, high gloss fitted kitchen with door leading to the enclosed south-facing rear garden; generous double bedroom with fitted wardrobes and a family bathroom with shower over roll top bath which completes the accommodation on offer. Further benefits include gas central heating; double glazing; private well-maintained enclosed front and rear gardens as well as ample off-street parking to the rear.

The energy efficiency rating for this property is band C

COUNCIL TAX

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



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



ZOOPLA
rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565