

COULTERS<sup>©</sup>

# 99 NEW STREET

MUSSELBURGH, MUSSELBURGH, EH21 6DG

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

99 New Street is a superb, three bedroom, well proportioned house situated within a stone's throw of Musselburgh Beach, Harbour, High Street and Promenade.

The property, which is set over 2 floors, comprises on the ground floor - a large open plan kitchen/dining room with a modern fitted kitchen with integrated appliances and a Range cooker; utility room with door to the rear garden; and WC. The accommodation on the first floor comprises - hall with storage; generously proportioned living room with 3 south facing windows; three good sized double bedrooms; and bathroom with free standing bath and large shower enclosure.

## KEY FEATURES



Well proportioned house.



Three generous double bedrooms.



Private front and rear gardens.



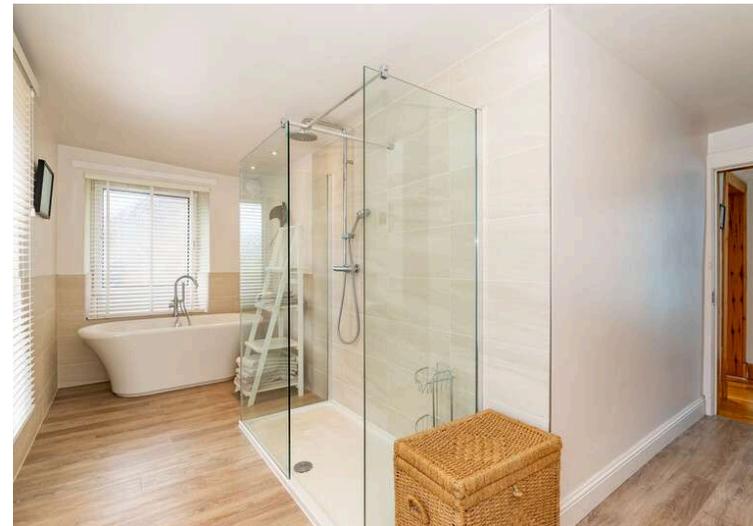
Unrestricted on-street parking.



A stone's throw from Musselburgh Beach.



Excellent local amenities in Musselburgh.



To the front of the house is a delightful, paved south facing garden, surrounded by a wall which provides privacy and creates a sun trap. To the rear of the house is a further area of private garden which has direct access from the utility room. It is also paved with a drying area and has a private gate that leads to a path to the front of the property.

The property further benefits from unrestricted parking, heating provided by a gas central heating system and double glazing is fitted throughout.





## THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

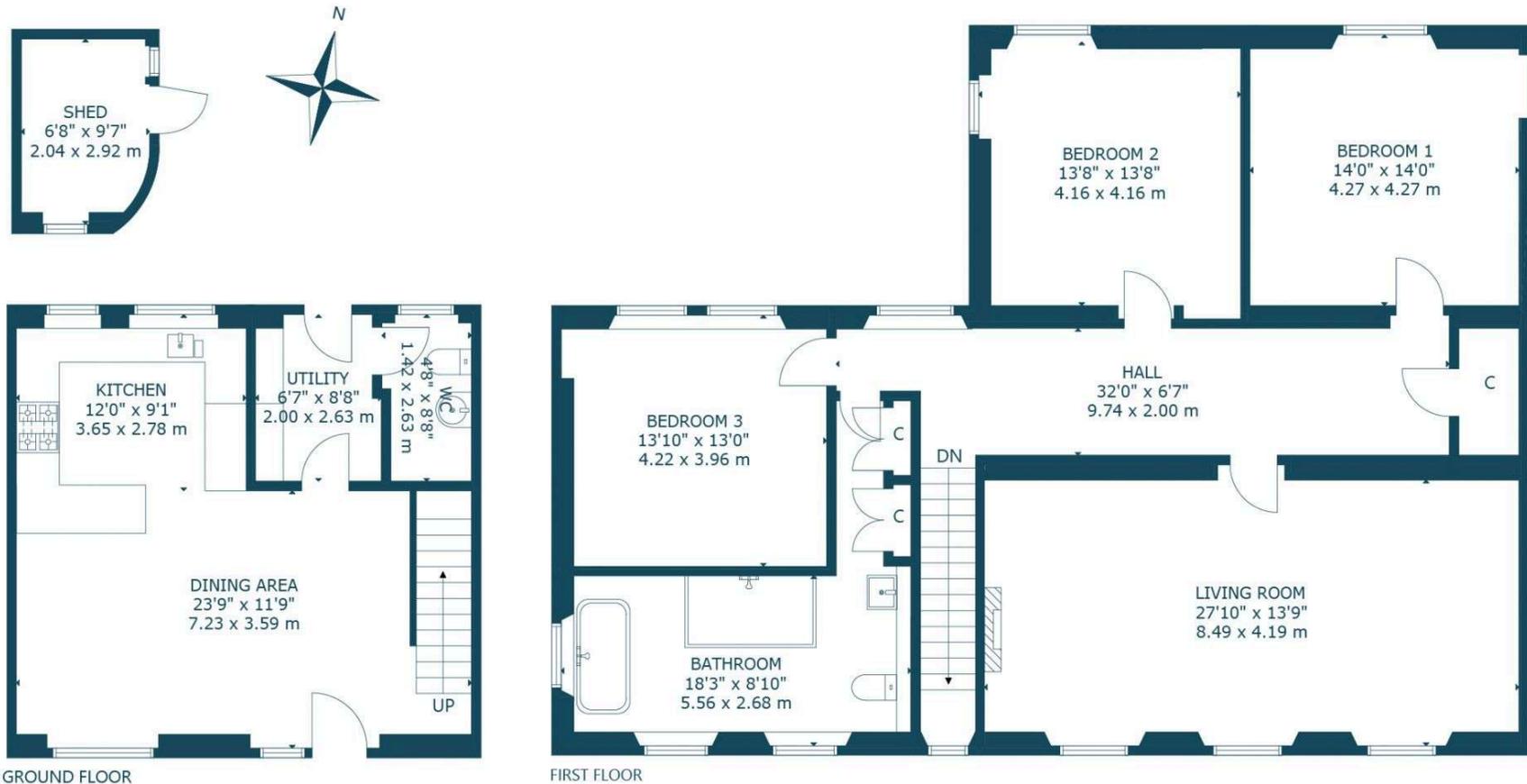
Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







99 NEW STREET, MUSSELBURGH, EH21 6DG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1945 SQ FT / 181 SQ M  
 SHED 60SQ FT / 6 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.