

COULTERS[©]

202B / 5 NEW STREET

MUSSELBURGH, MUSSELBURGH, EAST LOTHIAN, EH21 6DQ

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented apartment exclusively occupying the top floor is located in a modern residential development on Musselburgh's promenade. The property comprises of a spacious open plan kitchen/living room with Juliette balcony with double French doors looking out to the Firth of Forth. The premium kitchen offers a selection of floor standing units with wooden work tops, integrated appliances include a four-ring gas hob, fridge freezer, electric oven and extractor hood.

KEY FEATURES



Immaculately presented top floor flat.



Two double bedrooms, one with an en-suite.



Located on Musselburgh's Promenade.



Private residents parking.



Within a short walk of Musselburgh High Street.



Independent retailers and cafes nearby.



The kitchen area hosts a three-person breakfast bar with storage space.

Two double bedrooms both having double fitted wardrobes and the principal bedroom having a stylish en-suite. A spacious main bathroom with a bath with overhead shower and heated towel rail completes the accommodation.

This energy efficient home has been fitted with high quality double glazing and gas central heating. The property also benefits from residents parking, a secure door entry system and shared communal garden space.





THE LOCAL AREA

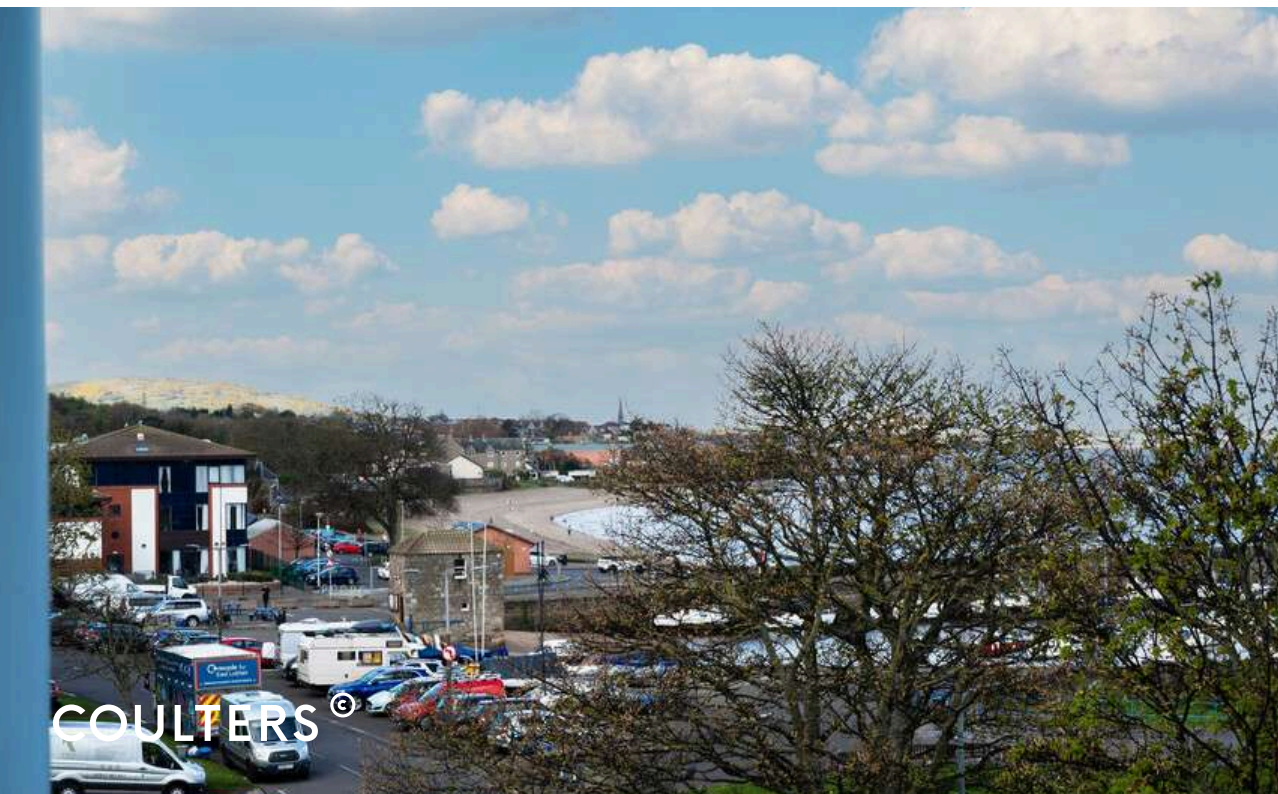
Musselburgh is a historic town located in East Lothian, just to the east of Edinburgh. It is known for its scenic coastal location, with a beautiful beach and views out towards the Firth of Forth. The town has a rich history, dating back to Roman times when it was a significant settlement known as "Inveresk."

Musselburgh is home to several notable attractions, including the Musselburgh Racecourse, one of the oldest racecourses in Scotland. The town also has a vibrant high street with a variety of shops, cafes, and restaurants, as well as a number of historic buildings and landmarks, such as the Brunton Theatre and the Inveresk Lodge Garden.

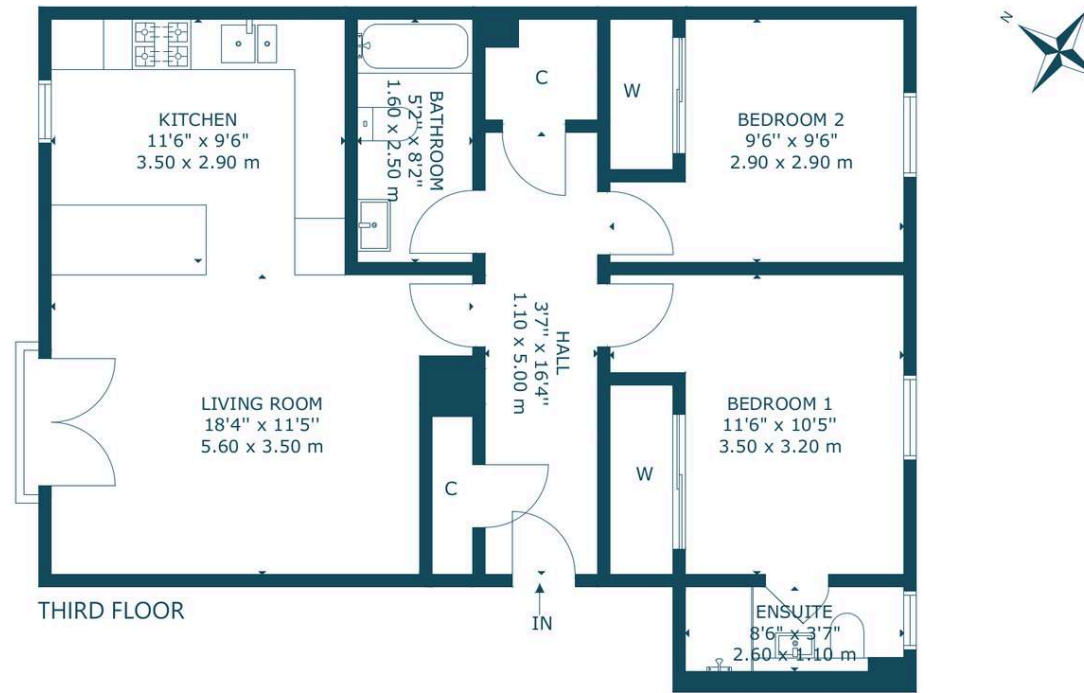
In terms of outdoor activities, Musselburgh offers plenty of options for residents and visitors alike, including walking along the John Muir Way coastal path, golfing at the Musselburgh Links Old Golf Course (one of the oldest golf courses in the world), and exploring the nearby East Lothian countryside.

EXTRAS

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







THIRD FLOOR

202B / 5 NEW STREET, MUSSELBURGH, EH21 6DQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.