



**122b New Street**  
**Musselburgh, EH21 6BY**

**A**



*"122B New Street is a desirable two bedroom upper flat with attic space situated a short distance from the harbour and beach front."*

- HALLWAY
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ATTIC SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

A popular and bustling East Lothian town, 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 and Musselburgh Sports Centre. 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 area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh railway station connect to the city centre and beyond. 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

## COUNCIL TAX

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



## DESCRIPTION

122B New Street is a desirable two bedroom upper flat with attic space situated a short distance from the harbour and beach front. Entered from the rear of the property the accommodation comprises: hallway with cupboard; good sized bright and spacious living room with cupboard; kitchen/dining gives space for a table and chairs and has an excellent range of upper and lower units and good worktop space with built in cooker and electric hob; double bedroom one with built in wardrobes; double bedroom two and shower room which comprises a walk in shower cubicle, wash hand basin and W.C.

Further benefits include gas central heating, double glazing, off street parking, large attic space, good local amenities and excellent transport network.

## EPC RATING

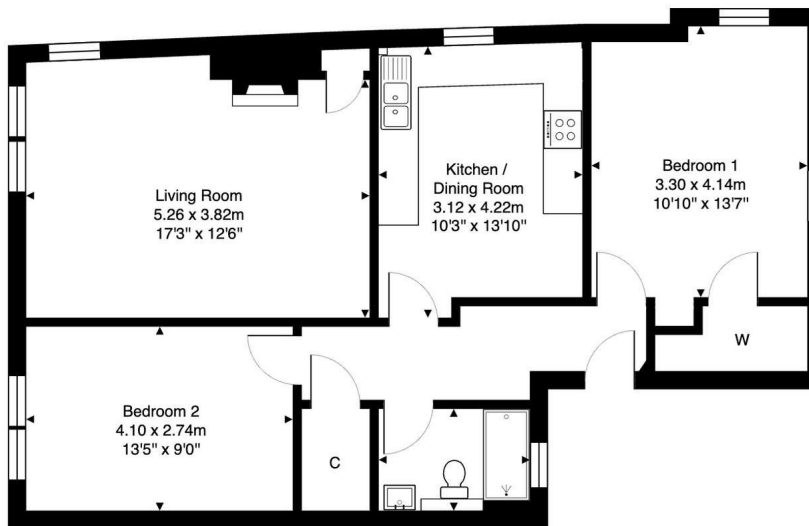
The energy efficiency rating for this property is band D



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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



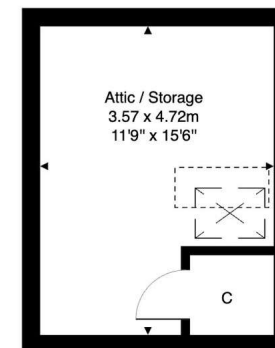
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First Floor

Total Area: 92.7 m<sup>2</sup> ... 997 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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