



Offers Over  
**£180,000**

## 126c High Street

Musselburgh | EH21 7EA

This wonderfully bright and attractively presented top floor (2nd) flat is situated in the heart of the thriving East Lothian town of Musselburgh and offers flexible accommodation, ideal for those looking to work from home. A well-proportioned and airy property with high ceilings and period features, the flat offers the perfect blend of period charm and modern convenience.

-  2 Bedrooms & 1 box room
-  2 Public Rooms
-  1 Bathroom
-  Shared Garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

Centrally located close to superb amenities, this delightful flat is sure to appeal to a variety of buyers and would make an ideal first time buy. A secure entry system leads to a shared garden and external stairs to the top floor (2nd) where the front door opens to a bright and welcoming vestibule which leads to a central hallway. The impressive bay windowed reception room is to the front of the property and enjoys rooftop views towards Arthur's Seat. There is ample space for both living and dining furniture and a period style fireplace with an open fire creates an attractive focal point. To the rear, the generous kitchen/dining room is fitted with a good range of wall and base units with the appliances included in the sale and there is a large walk-in pantry/storage cupboard. The principal bedroom to the front features attractive built-in wardrobes/storage and the second bedroom is to the rear. A useful 3rd box bedroom with natural light from a skylight could make an ideal home office or can be used as an occasional guest room, nursery or dressing room. A bathroom with white suite and over bath shower completes the accommodation. Benefits on offer include gas central heating and full double glazing.



## Extras

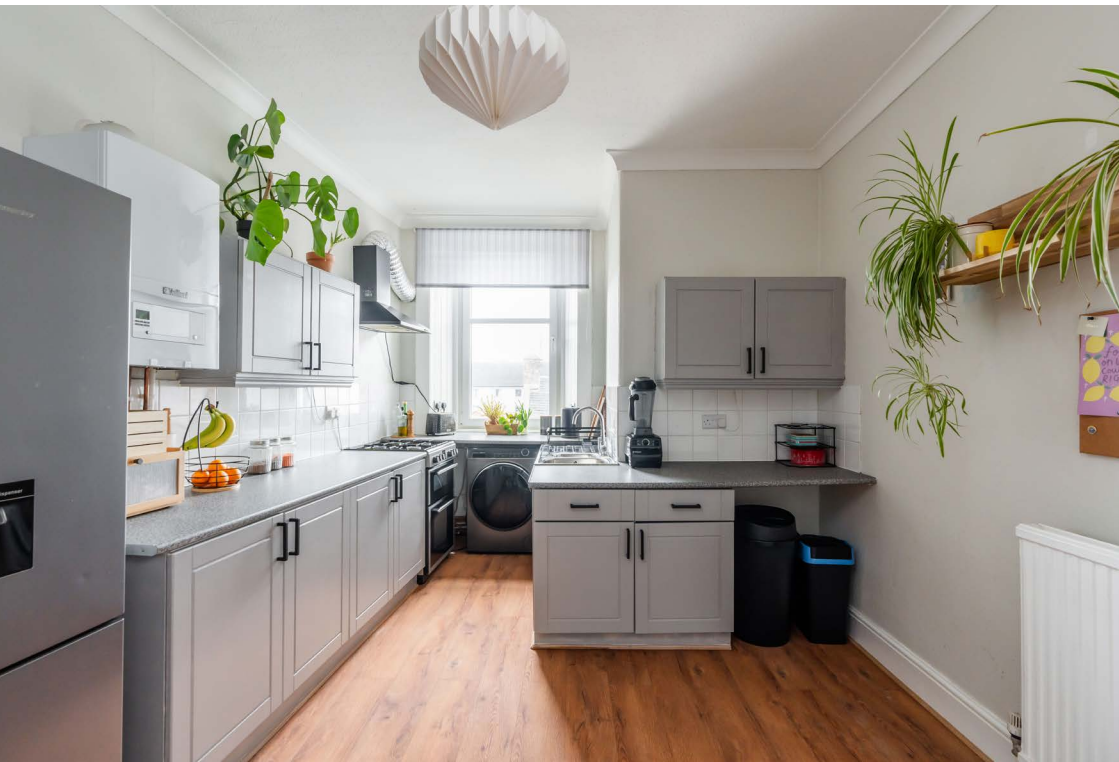
The property shall be sold with all fixtures, fittings, floor coverings and kitchen white goods.

## Gardens and Parking

The property benefits from an enclosed garden shared with one other property to the rear, which is predominantly paved for ease of maintenance. There is a storage shed, ideal for bikes or garden equipment included in the sale and there is access to a large shared storage space underneath the communal stair. Free on street parking can be found on the neighbouring streets.

## Viewing

Please contact Neilsons on 0131 625 2222







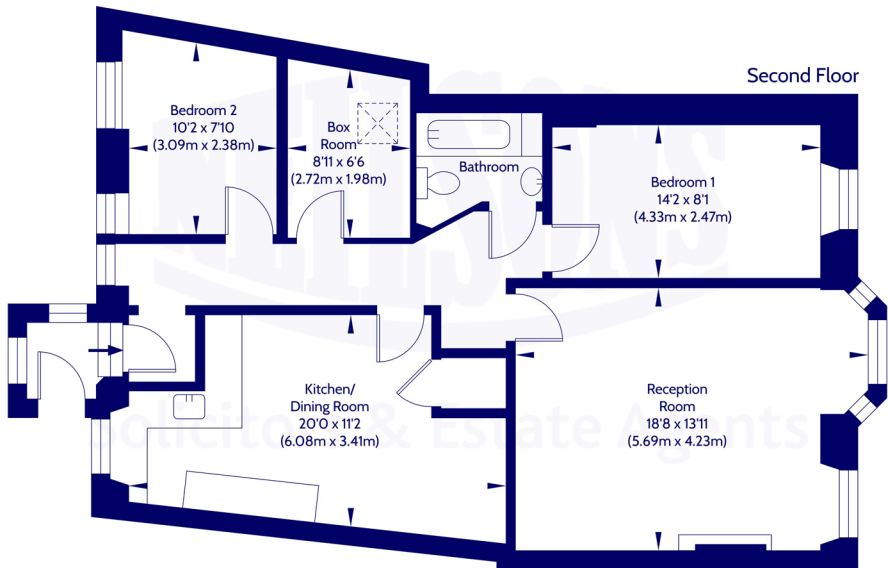
## Location

Musselburgh is an historic, coastal town in East Lothian, just six miles to the east of Edinburgh city centre and forms the gateway to East Lothian's famous coast of stunning sandy beaches. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants all within moments' walk of this property. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants along with a multi-screen cinema. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. Schooling is represented locally at all levels from nursery to secondary and beyond with the Queen Margaret University campus close by. Frequent bus services provide swift access to Edinburgh and the surrounding areas and by car the A1 and City Bypass are within easy reach.





Approx. Gross Internal Floor Area 84.45 Sq M / 909 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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