

# 139/5 New Street

Musselburgh, East Lothian, EH21 6DH

139/5  
New Street



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

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# An outstanding

## two-bedroom second-floor apartment

Brought to market in walk-in condition, this two-bedroom second-floor apartment is an exceptional coastal residence which forms part of a sought-after modern development in Musselburgh. The home enjoys bright and spacious rooms, with neutral decoration finished to high standards throughout. It also has secure allocated parking and stunning panoramic sea views. Positioned by the local beach and harbour, it offers an idyllic and highly convenient setting, too. It is within easy walking distance of popular restaurants, bars, and cafés, as well as a range of supermarkets and local schools. Nearby buses also provide a swift and regular connection to Edinburgh city centre, which can be reached in approximately 20 minutes. The train station is close by too, for travel further afield. Furthermore, the factored development has a strong community and a residents' committee as well. Perfect for anyone seeking a relaxed coastal lifestyle close to the capital and with excellent surrounding amenities, this home is sure to be in high demand.

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### General Features

- A second-floor apartment in walk-in condition
- Part of a sought-after modern development
- Situated directly beside Musselburgh Beach
- Highly convenient location near amenities
- Stunning uninterrupted beach and sea views

### Accommodation Features

- Secure entrance and telephone-entry system
- Welcoming entrance hall with built-in storage
- Large open-plan kitchen/living/dining room
- Principal bedroom with en-suite shower room
- Second double bedroom with built-in wardrobes
- Quality family bathroom with handheld shower
- Gas central heating and double-glazed windows

### Exterior Features

- Communal back garden and children's playpark
- Allocated space in secure underground carpark
- Private external bin store



# Welcome to

## 139/5 New Street

An outstanding two-bedroom second-floor apartment set directly beside Musselburgh Beach, with far-reaching coastal views and stylish interiors, including a large open-plan reception area and two bathrooms. The apartment is reached via a secure telephone-entry system and a well-maintained communal stairwell, the front door opening into a welcoming hall defined by a soothing neutral palette and an oak floor. It offers built-in storage and instantly sets a high bar for the following accommodation.



Open-plan living with  
**wonderful coastal views**



The open-plan kitchen, living and dining room continues the hall's appealing decoration and oak floor, creating a minimalist-inspired aesthetic that is easy to style. It has a large footprint to accommodate comfortable furnishings and it has plenty of room for a table and chairs as well. In addition, the room is fronted by full-height windows and French doors, which open out to a Juliet balcony and impressive panoramic views over the coast.



A kitchen with

# Generous storage and workspace

The kitchen is discreetly zoned to the rear of the open-plan reception area. It is fitted with base and wall-mounted cabinets and stone-style worktops, ensuring generous storage and workspace space. Its colour palette complements the décor, along with a neat line of white splashback tiles. An oven, ceramic hob, and extractor hood are integrated, with an undercounter fridge and washing machine also included.





*Fortune favors the Bold*



# Two charming

## double bedrooms

The two double bedrooms both enjoy oak flooring and attractive décor that enhances a light and airy ambience. Facing north, the principal bedroom further boasts the luxury of a modern en-suite shower room. It also offers uninterrupted sea views adding to the tranquillity of the space, with the sound of the waves ensuring a peaceful night's sleep. The second bedroom, on the other hand, benefits from a south-facing aspect and generous built-in wardrobe storage. This room provides owners with excellent flexibility, with alternative uses readily available, such as an office, a nursery, or even a dressing room.









# A modern bathroom and en-suite

In addition to the principal bedroom's en-suite shower room, there is also a family bathroom. Equipped with a quality three-piece suite, this bathroom features a hidden-cistern toilet, a washbasin with counterspace, a bath with a handheld shower, and a built-in cupboard.

The property has gas central heating and double-glazed windows for year-round comfort and efficiency.

# A communal garden beside a sandy beach

Externally, this apartment benefits from an allocated parking space in a secure underground carpark. There is also ample visitors' parking to the front of the development, in addition to unrestricted on-street parking in the surrounding area. To the rear of the development, there is a communal garden and a children's playpark, both of which overlook the neighbouring beach with its long stretch of sand. A private external bin store is also included with the sale of this property.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, an undercounter fridge, and a washing machine to be included in the sale.



## Property Name

139/5 New Street

## Location

Musselburgh, East Lothian, EH21 6DH

EPC Rating - C

Council Tax Band - E

Home Report Value - £250,000

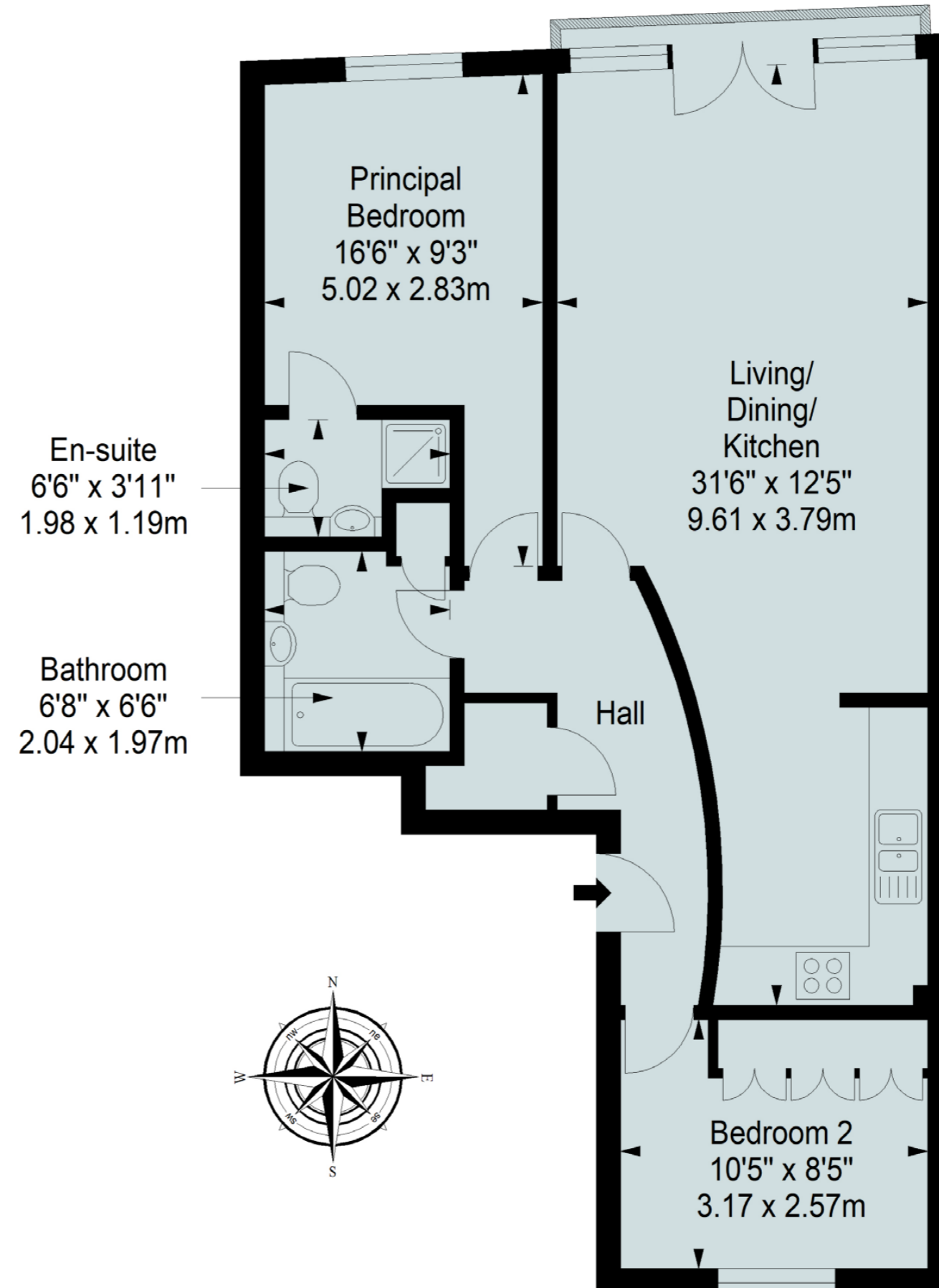
## Approximate total area:

41.8 sq. metres (450 sq. feet)

## Second Floor

Factor: the development is managed by James Gibb Factors with an approximate fee of £85/pcm, which covers the cleaning, lighting and maintenance for the communal areas, as well as the block buildings insurance.

The floorplan is for illustrative purposes.  
All sizes are approximate.





# Musselburgh

on the picturesque East Lothian coastline



Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital.

The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre.

The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Let us help you find your next  
**dream property!**



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