



**23B Market Street**  
**Musselburgh, EH21 6PS**



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

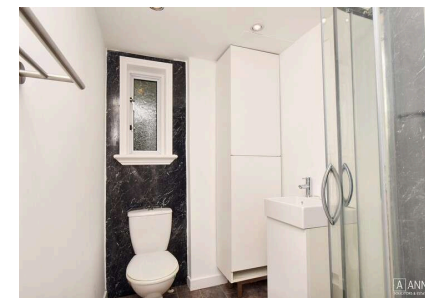
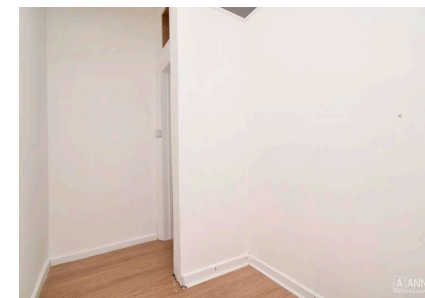
A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. 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 and Newcraighall railway stations 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.

## DESCRIPTION

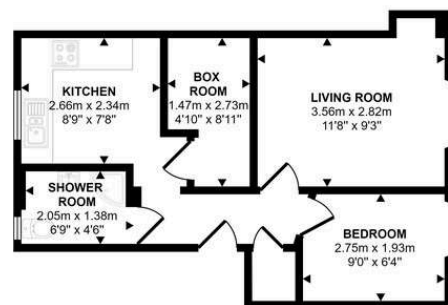
23b Market Street is a 1st floor flat, forming part of a stone fronted traditional building, located just a short stroll from the River Esk, Musselburgh High Street and its abundant amenities. Presented in exceptional order having been freshly decorated prior to marketing, the accommodation comprises: welcoming "L" shaped hallway with storage cupboard; bright and spacious, front facing living room; good sized bedroom; modern kitchen with ample floor and wall mounted storage cupboards; versatile box room, perfect as a home office and a modern shower room which completes the accommodation on offer. Further benefits include gas central heating; double glazing; communal rear garden and unrestricted on street parking.  
The energy efficiency rating for this property is band C

## COUNCIL TAX

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



Approx Gross Internal Area  
36 sq m / 386 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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espc

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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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