



3C Market Street
Musselburgh, EH21 6PS

A

"A fantastic opportunity to acquire a 25% share in a beautifully presented two-bedroom flat on the first floor"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS 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. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) 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.

COUNCIL TAX

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



DESCRIPTION

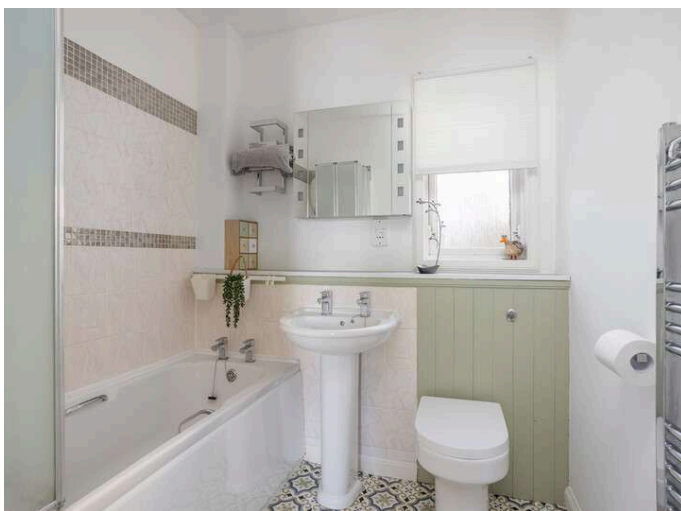
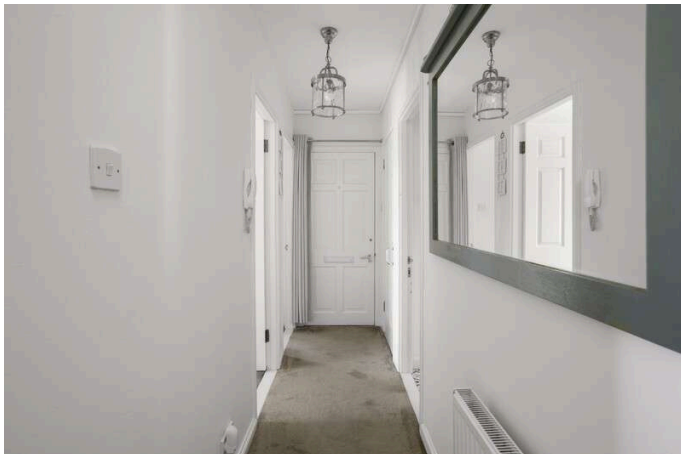
A fantastic opportunity to acquire a 25% share in a beautifully presented two-bedroom flat on the first floor of a modern, well-maintained residential development. Ideally situated in Musselburgh, this property is in exceptional condition and is sure to appeal to a wide range of buyers. The accommodation includes: a welcoming hallway with a storage cupboard; a bright, spacious living room facing the front; a contemporary kitchen with space for a small dining table, ample storage in both floor and wall-mounted units, as well as tiled backsplash; generous bedroom 1 with mirrored wardrobes; a second double bedroom with built-in wardrobes; and a family bathroom featuring a three-piece suite with a shower over the bath completes the accommodation on offer. Additional features include electric heating, double glazing, a secure entry phone system, and private residents parking space.

The remaining 75% of the property is owned by Castle Rock Edinvar Housing Association. Prospective buyers must meet the eligibility criteria for Shared Ownership and undergo a financial assessment by the Association. Currently, a monthly occupancy payment of £248.91 is payable to the Association (subject to review), along with a variable quarterly payment to the Property Factor for communal area maintenance.

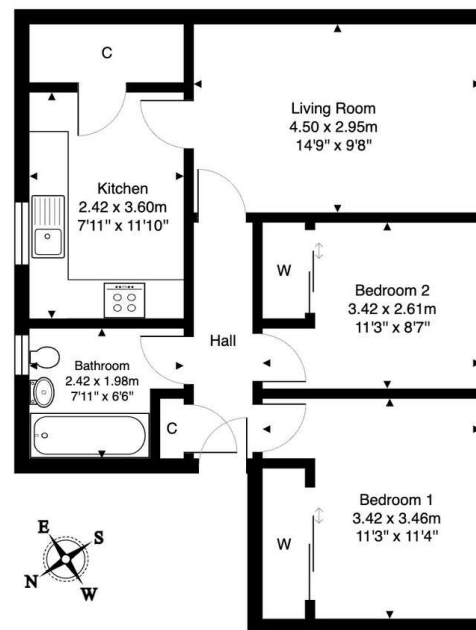
The energy efficiency rating for this property is band C.

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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.



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First Floor

Total Area: 56.9 m² ... 613 ft²

All measurements are approximate and for display purposes only

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