




COULTERS[®]

137/1 NEW STREET

MUSSELBURGH, EAST LoTHIAN, EH21 6DH

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

137/1 New Street is a bright and spacious ground floor two bedroom flat forming part of a modern development situated beside Fisherraw Harbour. The property enjoys sea views and is within walking distance of fantastic amenities and superb transport links by road and rail.

KEY FEATURES



Generously proportioned ground floor flat.



Two double bedrooms, one with an en-suite.



Situated beside Musselburgh Harbour.



Private residents parking.



Fantastic transport links.



Within walking distance of local amenities.





The property comprises of an open plan kitchen/sitting room with room for dining which benefits from floor to ceiling windows allowing plenty of natural light and views over the Firth of Forth. The kitchen has a range of wall and floor mounted cabinets, a range of integrated appliances including oven, four ring gas hob and extractor hood.

The generous south facing primary double bedroom has a en-suite shower room. The second double bedroom and partially tiled three-piece bathroom complete the accommodation. The property further benefits from double glazing, gas central heating, secure door entry system and private residents carpark.





THE LOCAL AREA

Musselburgh is a historic town located in East Lothian, just to the east of Edinburgh. It is known for its scenic coastal location, with a beautiful beach and views out towards the Firth of Forth. The town has a rich history, dating back to Roman times when it was a significant settlement known as "Inveresk."

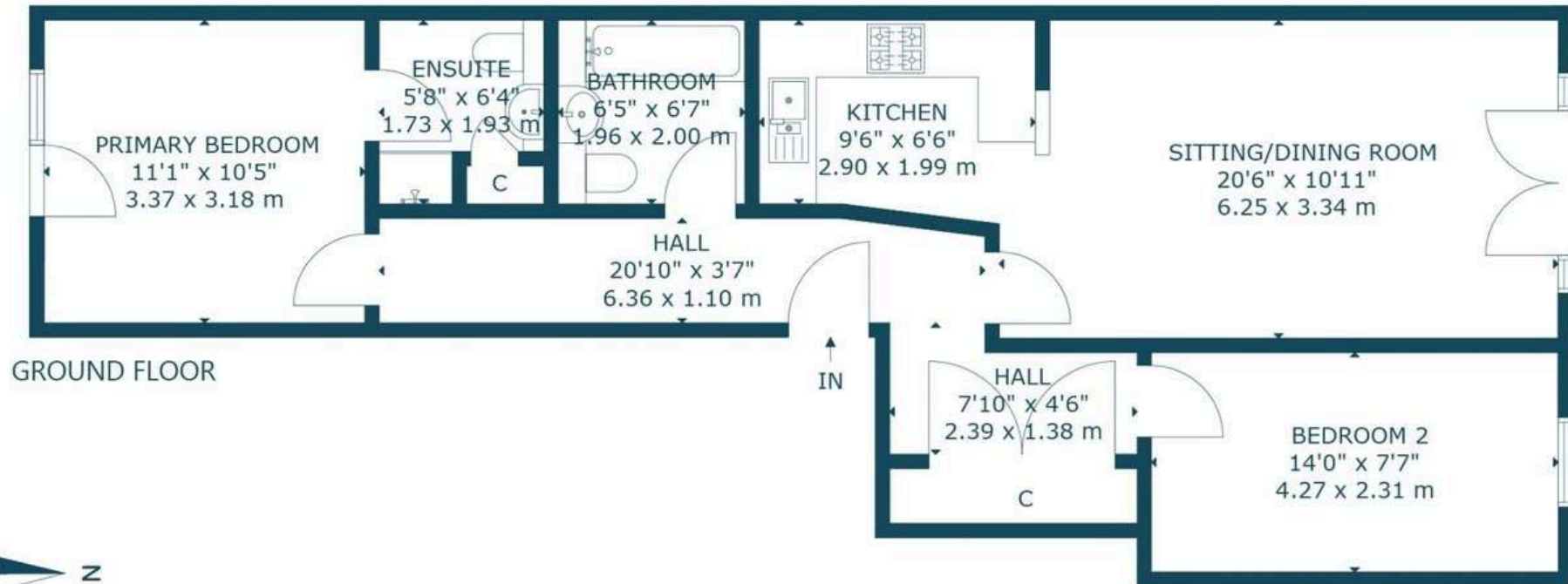
Musselburgh is home to several notable attractions, including the Musselburgh Racecourse, one of the oldest racecourses in Scotland. The town also has a vibrant high street with a variety of shops, cafes, and restaurants, as well as a number of historic buildings and landmarks, such as the Brunton Theatre and the Inveresk Lodge Garden.

In terms of outdoor activities, Musselburgh offers plenty of options for residents and visitors alike, including walking along the John Muir Way coastal path, golfing at the Musselburgh Links Old Golf Course (one of the oldest golf courses in the world), and exploring the nearby East Lothian countryside.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. There is a factor who is James Gibb Residential Factors which includes buildings insurance.





137/1 NEW STREET, MUSSELBURGH, EH21 6DH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 727 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.