



21L High Street
Musselburgh, EH21 7AD

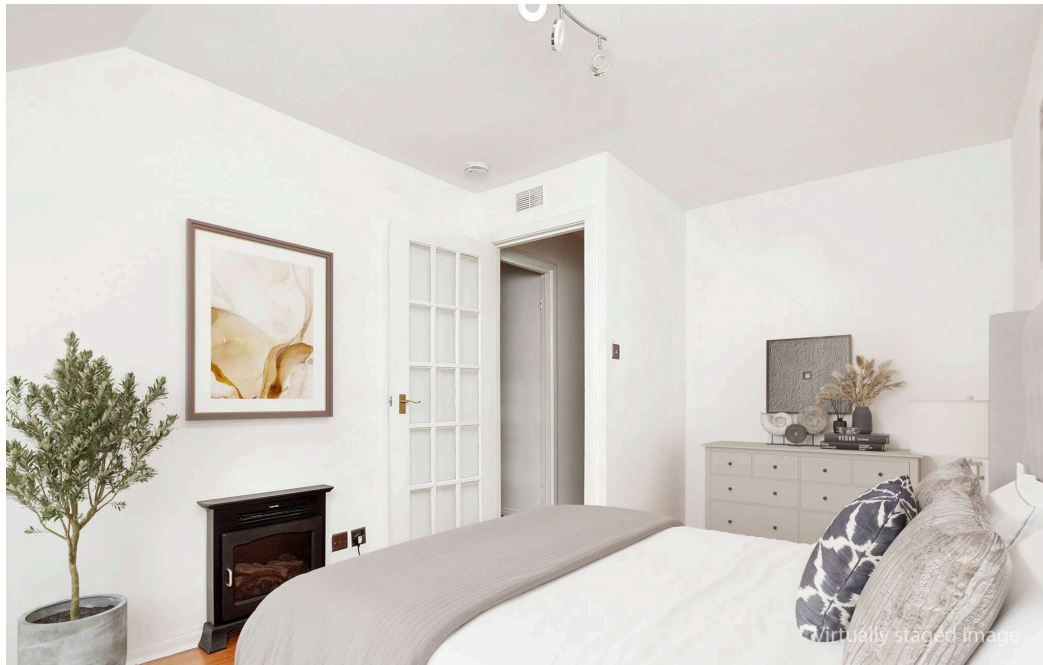
A ANNAN
SOLICITORS & ESTATE AGENTS



"21L High Street is a well proportioned top floor apartment within a popular modern block"

- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- PARTIAL FLOORED ATTIC
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- BEAUTIFUL COMMUNAL GARDENS
- 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. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, 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 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 B, however, please check with the local authority.



DESCRIPTION

21L High Street is a well proportioned top floor apartment within a popular modern block located just off Musselburgh High Street close to all the excellent local amenities.

The accommodation comprises: hall with storage cupboards; front facing living room; a modern fitted kitchen with integrated cooker and cupboard off, bright and spacious double bedroom and a part tiled bathroom with three piece suite and electric shower over the bath.

Further benefits include electric storage heating, double glazing, a secure entryphone system, secured gated access to High Street and residents parking.

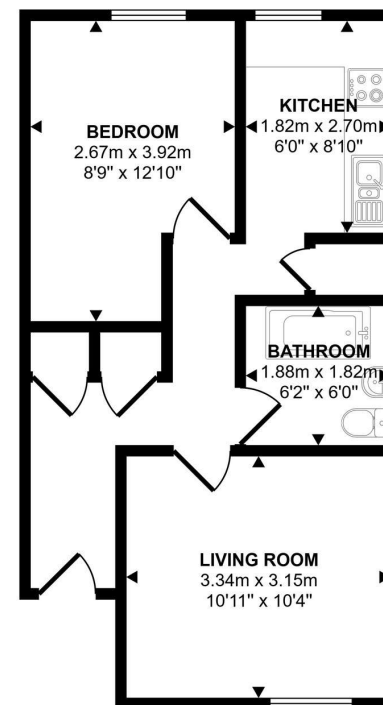
EPC RATING

The energy efficiency rating for this property is band C.

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.



Approx Gross Internal Area
39 sq m / 418 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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