



COULTERS[©]

FLAT 15 CITY VIEW

MUSSELBURGH, EAST LOTHIAN, EH21 7FH

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Flat 15, City View is a bright and well-proportioned first floor flat, forming part of the award winning Wireworks development in the heart of Musselburgh and on the banks of the River Esk. The home is in turnkey condition and within walking distance of all amenities and a range of fantastic transport links.

KEY FEATURES



First floor flat within modern development



Two double bedrooms, one with an en-suite



Private balcony off openplan kitchen/sitting room



Private residents parking



Located on the edge of the River Esk



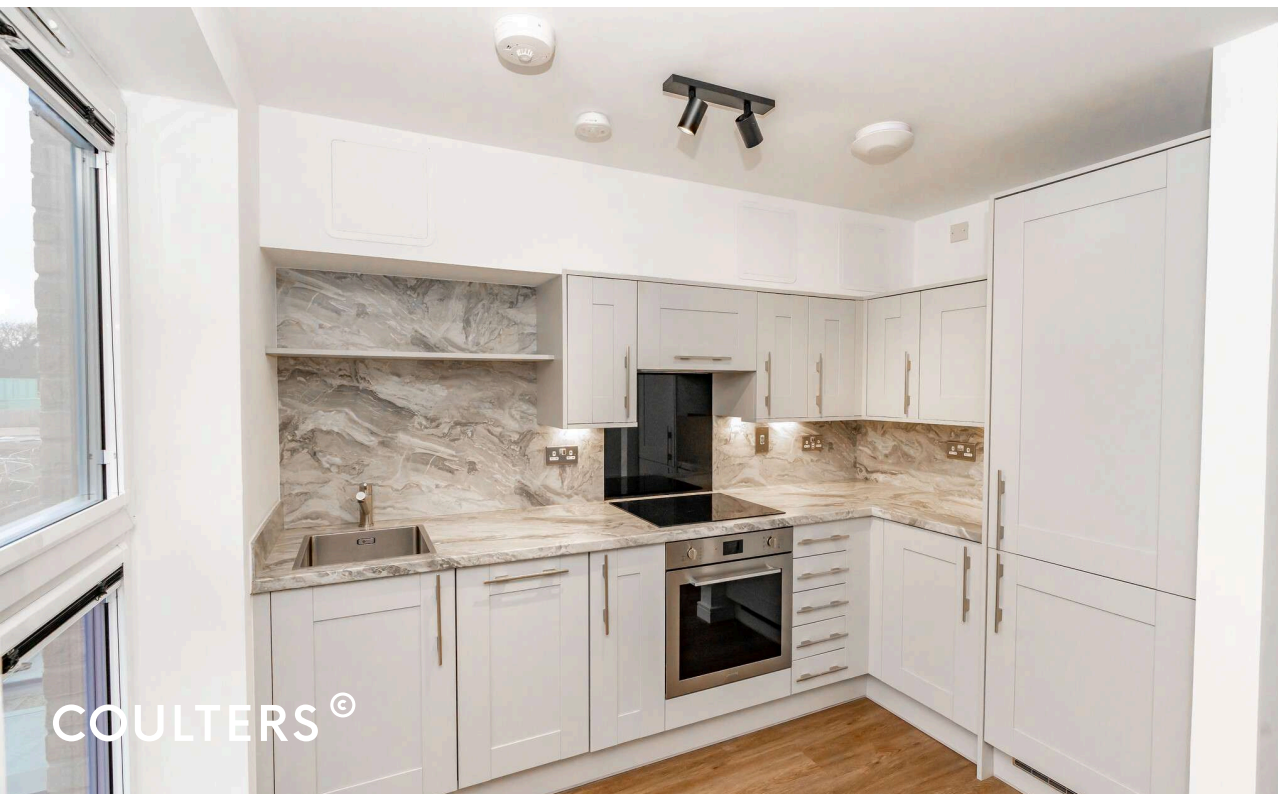
Excellent local amenities nearby

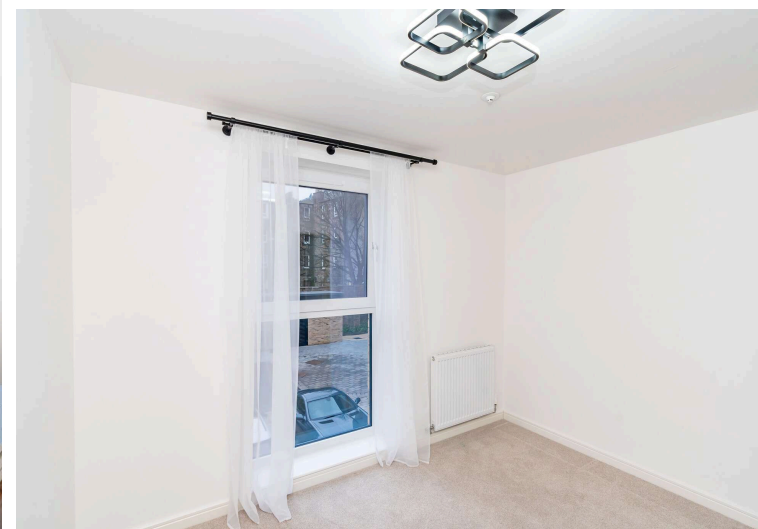


EPC Rating - Unknown



Council Tax Band - TBC





The property comprises of an open plan kitchen/sitting room which benefits from floor to ceiling windows and spacious east facing balcony. The stylish kitchen has plenty of wall and floor mounted cabinets, a range of integrated appliances including fridge freezer, slimline dishwasher, oven, four ring induction hob and extractor hood.

The generous primary double bedroom has built in wardrobe space and an en-suite shower room with large heated towel rail. The second double bedroom which also hosts wardrobe space and partially tiled three-piece bathroom complete the accommodation. The property further benefits from double glazing, gas central heating, secure door entry system and a private residents carpark.





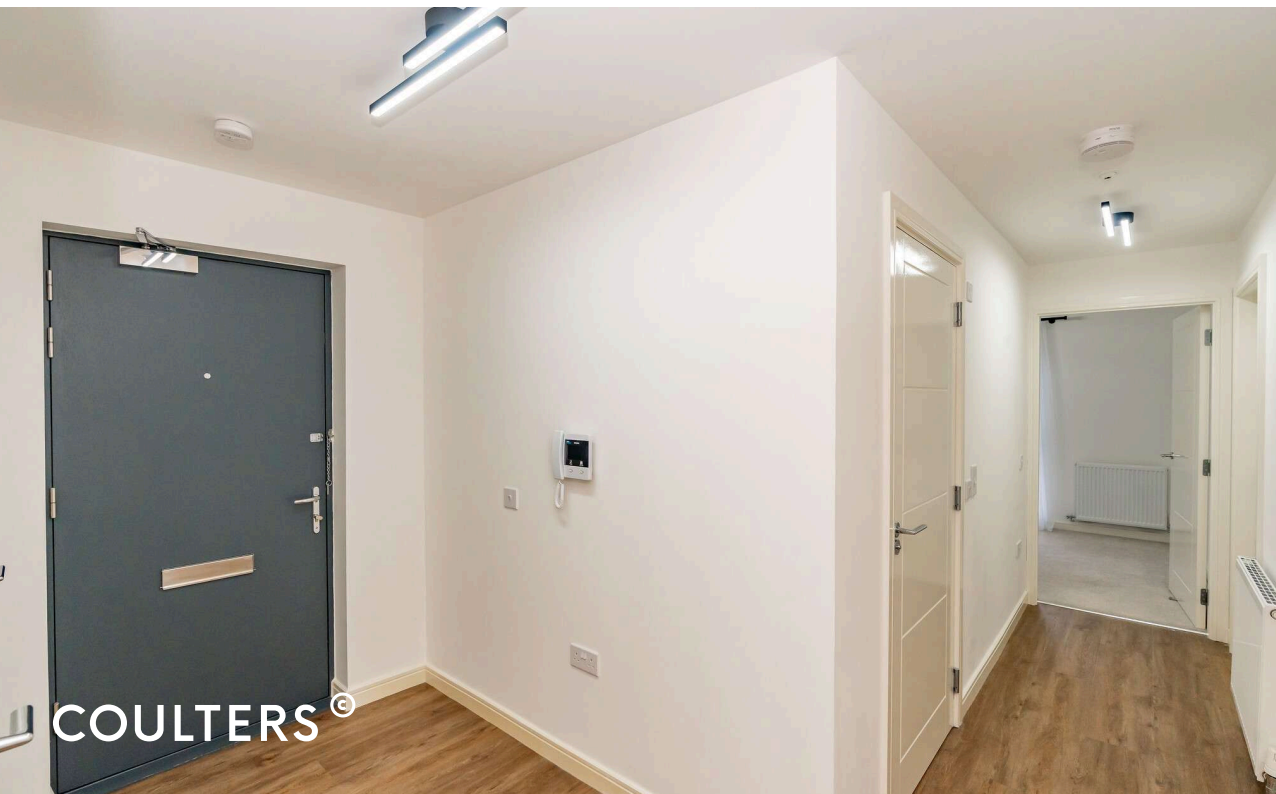
THE LOCAL AREA

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."

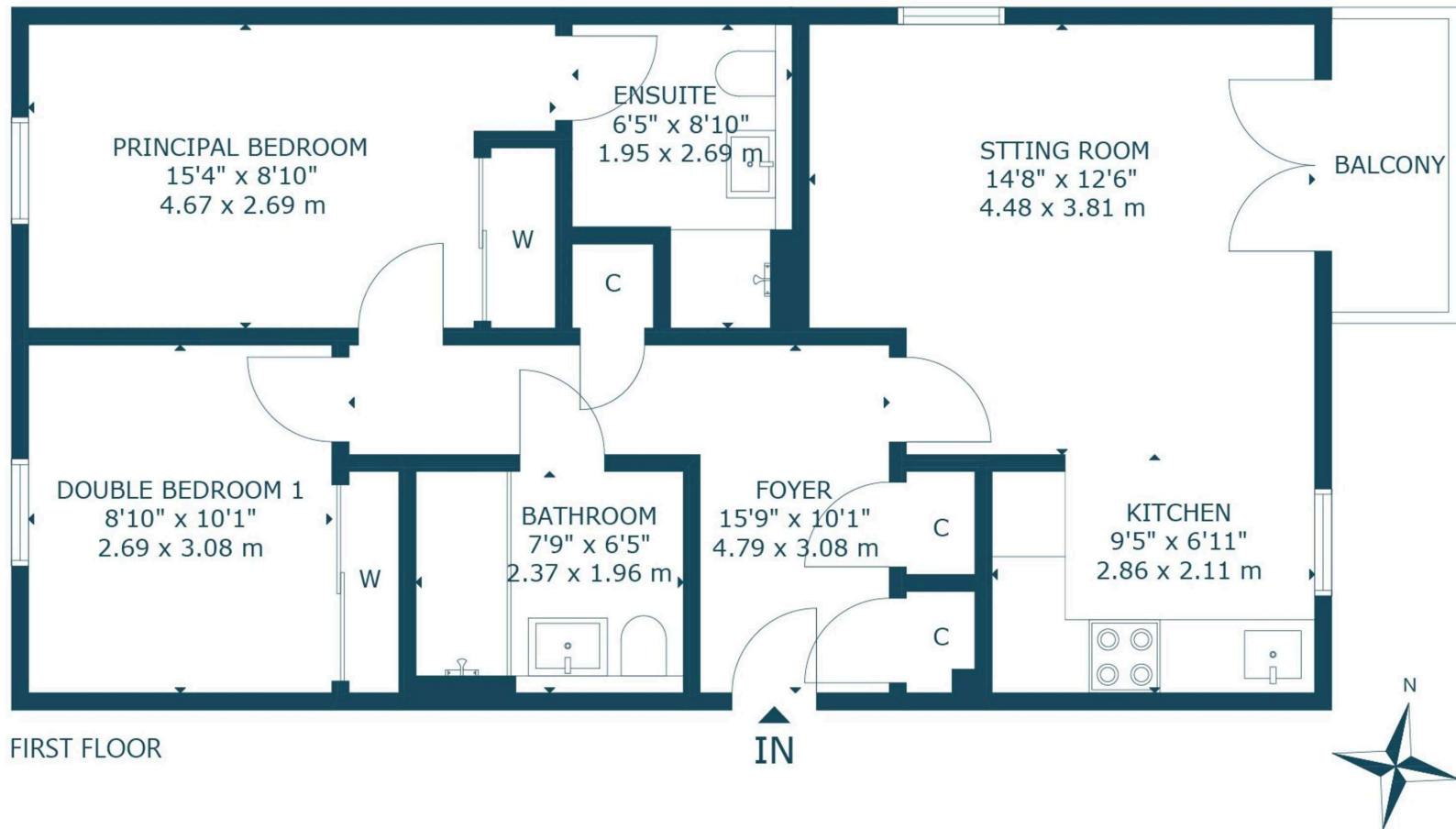
Musselburgh is home to several notable attractions, including the Musselburgh Racecourse, one of the oldest racecourses in Scotland. The town also has a vibrant high street with a variety of shops, cafes, and restaurants, as well as a number of historic buildings and landmarks, such as the Brunton Theatre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







FIRST FLOOR

FLAT 15 CITY VIEW, MUSSELBURGH, MIDLOTHIAN, EH21 7FH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA 726 SQ FT / 67 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.