



RALPH SAYER
SOLICITORS & ESTATE AGENTS

273C North High Street

Musselburgh EH21 6BQ

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This traditional first-floor flat is ideally situated on North High Street, just a short walk from Fishermere Harbour and Musselburgh Beach. A variety of great local shops and eateries are on your door step, including the popular East Coast fish and chip shop and seafood restaurant. The property boasts spacious and versatile accommodation, allowing for the option of one or two bedrooms.

Beautifully presented and in ready-to-move-in condition, the heart of the home is the south-facing bay-windowed sitting room, serves as a bright focal point and could easily be used as the main bedroom. While to the rear, a particularly spacious open-plan kitchen/diner/lounge overlooks the shared garden. The kitchen has been designed with a practical peninsula unit and the remaining space allows ample for dining and lounge furniture. Additionally, there is a large box room which could easily be a home office (along with storage), a double bedroom and a three-piece bathroom, making this flat an excellent choice for those seeking comfort and convenience in a vibrant location.



Property Summary

- First floor flat close to Fishermere Harbour & Musselburgh beach
- South-facing bay windowed sitting room/ bedroom
- Generous open plan kitchen/diner/lounge
- Double bedroom
- Three-piece bathroom
- Box room - home office & storage
- Gas central heating & part double glazing
- Shared garden to rear
- Unrestricted on-street parking

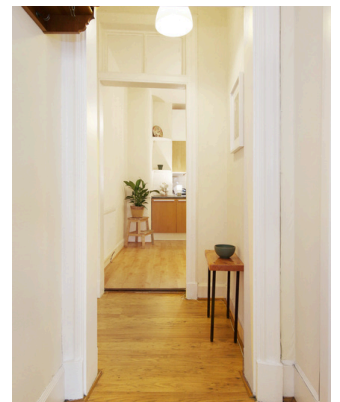
EPC Rating - C | Council Tax Band - C

Home Report Value - £180,000





Traditional flat
close to Fisherrow
Harbour
&
Musselburgh
beach





FISHERROW HARBOUR, CLOSE BY



SHARED GARDEN

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dream property!



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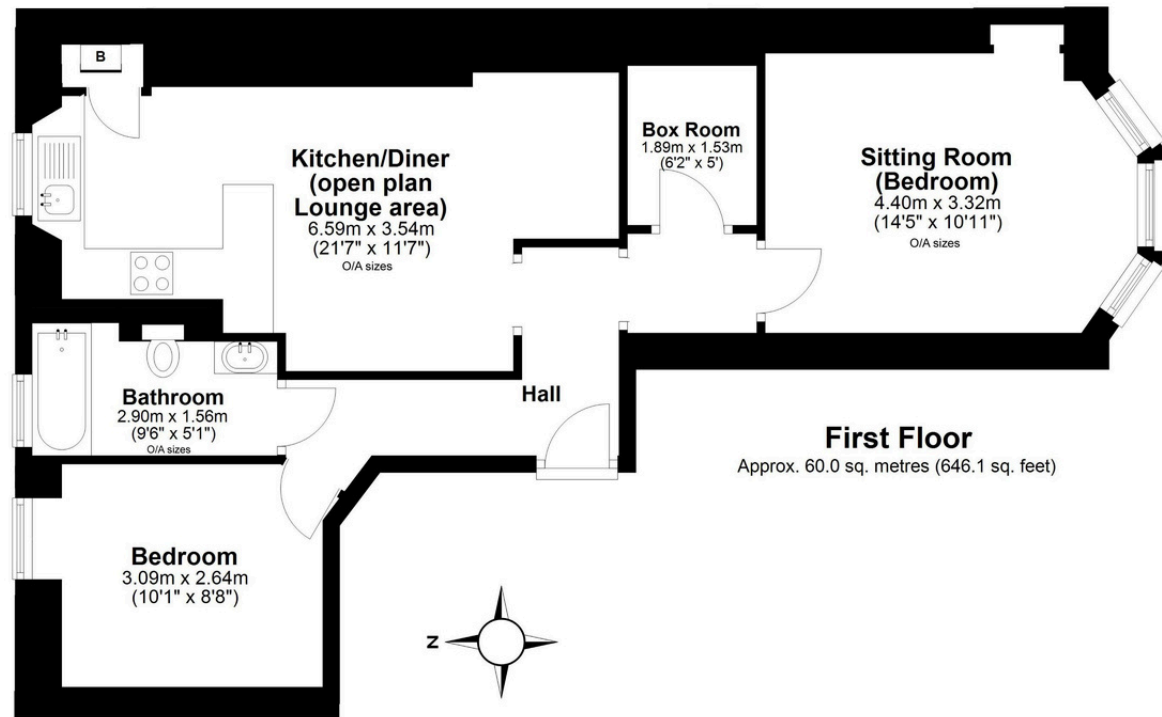


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

The popular coastal town of Musselburgh is situated on the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The traditional High Street, is lined with a variety of shops and eateries. There are a range of supermarkets including a large Tesco and Fort Kinnaird retail park is a short driveaway. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Musselburgh is a gateway to the beautiful East Lothian coastline, beaches and golf courses. Transport links include a railway station and regular bus services. Easy access to the A1 and the City Bypass.