




McEwan Fraser Legal
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The popular coastal town of Musselburgh is situated on the southern shore of 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, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco.

There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services.

Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.



McEwan Fraser is delighted to offer this well presented two bedrooms, first floor flat for sale. The property is located in a popular residential area of Musselburgh within easy reach of a full range of local amenities. Internally, the property is presented in good order and would make a fantastic first time buy or sound buy to let investment.

Internal accommodation centres around a generous and naturally bright lounge with a large window and ample floor space for a variety of different furniture configurations including a dining table and chairs. There are attractive alcove feature and stunning period cornice and coving. The floorboards have been stripped. The modern kitchen sits behind the lounge and offers an ample range of base and wall mounted units with plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated while space is provided for further free-standing appliances. In addition, there are two well proportioned double bedrooms, a bathroom with a contemporary finish and a handy storage cupboard in the hallway. The house has been decorated in a modern palette with neutral greys and warm tones. The result is an uplifting space where each room has its own personality.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property boasts a shared and well-maintained rear garden, laid to lawn with space to relax and entertain.



231A
NORTH HIGH STREET
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