

81c New Street

MUSSELBURGH, EAST LOTHIAN, EH21 6DA



*SPACIOUS TWO BEDROOM DOUBLE UPPER
FLAT WITH SEA VIEWS IN MUSSELBURGH*



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McEwan Fraser Legal is delighted to present this charming and beautifully presented two-bedroom double upper flat, ideally situated on New Street in the popular coastal town of Musselburgh. Offering a wonderfully spacious layout, generous proportions and a fantastic sea view from the upper bedroom, this unique, ready to move in home is sure to appeal to a wide range of buyers.

The property boasts a spacious entrance hallway, providing an excellent sense of space from the moment you enter. A standout feature is the attractive spiral staircase, which adds character and creates a wonderful focal point while connecting the two levels of accommodation. The lovely living room provides a welcoming space for relaxing and entertaining, while the generously sized kitchen offers excellent storage and preparation space, making it both practical and enjoyable for everyday living.

The Property





There are two well-proportioned bedrooms, with the upper bedroom enjoying a fantastic outlook towards the sea. This elevated position creates a particularly peaceful and appealing retreat, while the second bedroom provides excellent flexibility for guests, family members or those working from home.







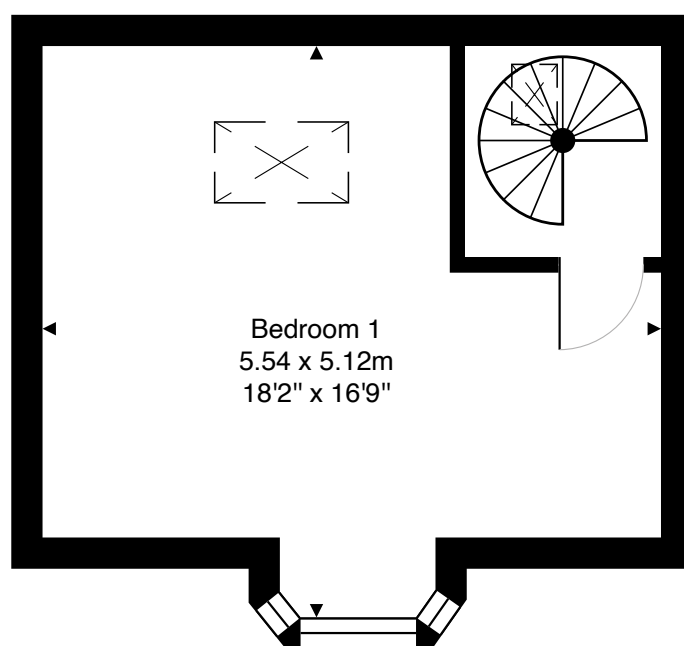
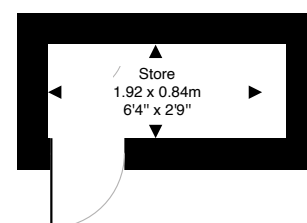
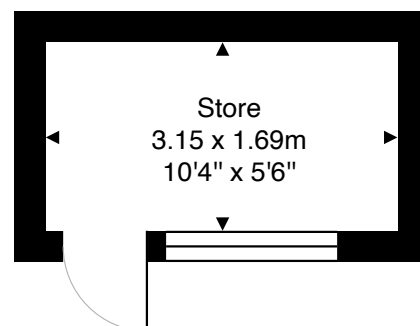
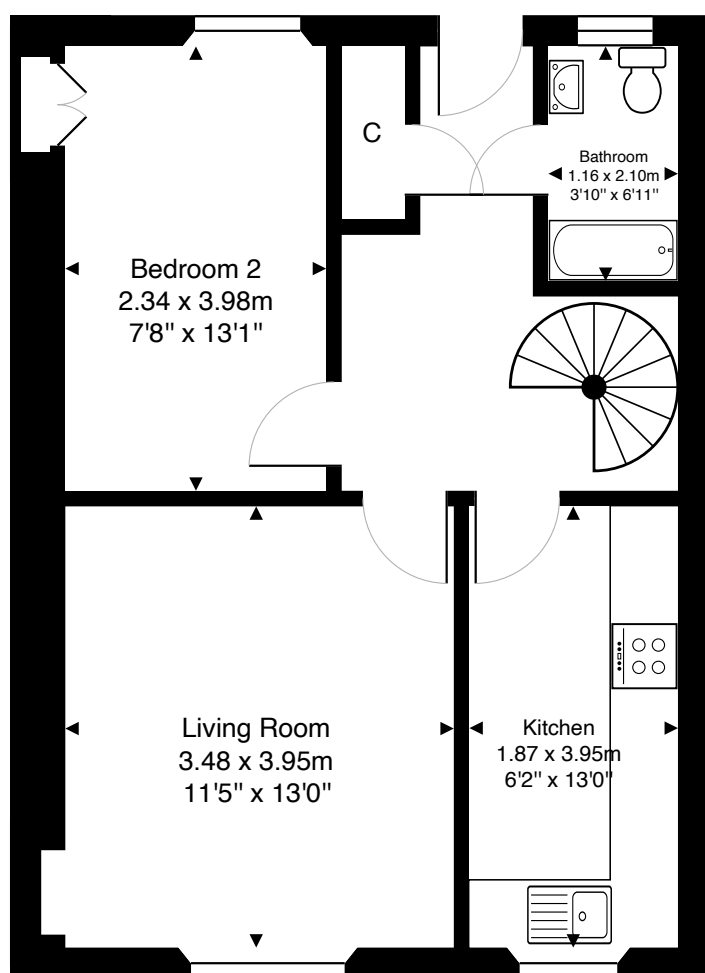
Bedroom 2





The modern bathroom is finished to a high standard and complements the beautifully presented accommodation throughout. The property combines stylish presentation with plenty of individual character, making it a home that feels both comfortable and distinctive.





Gross internal floor area (m²): TBCm²

EPC Rating: TBC

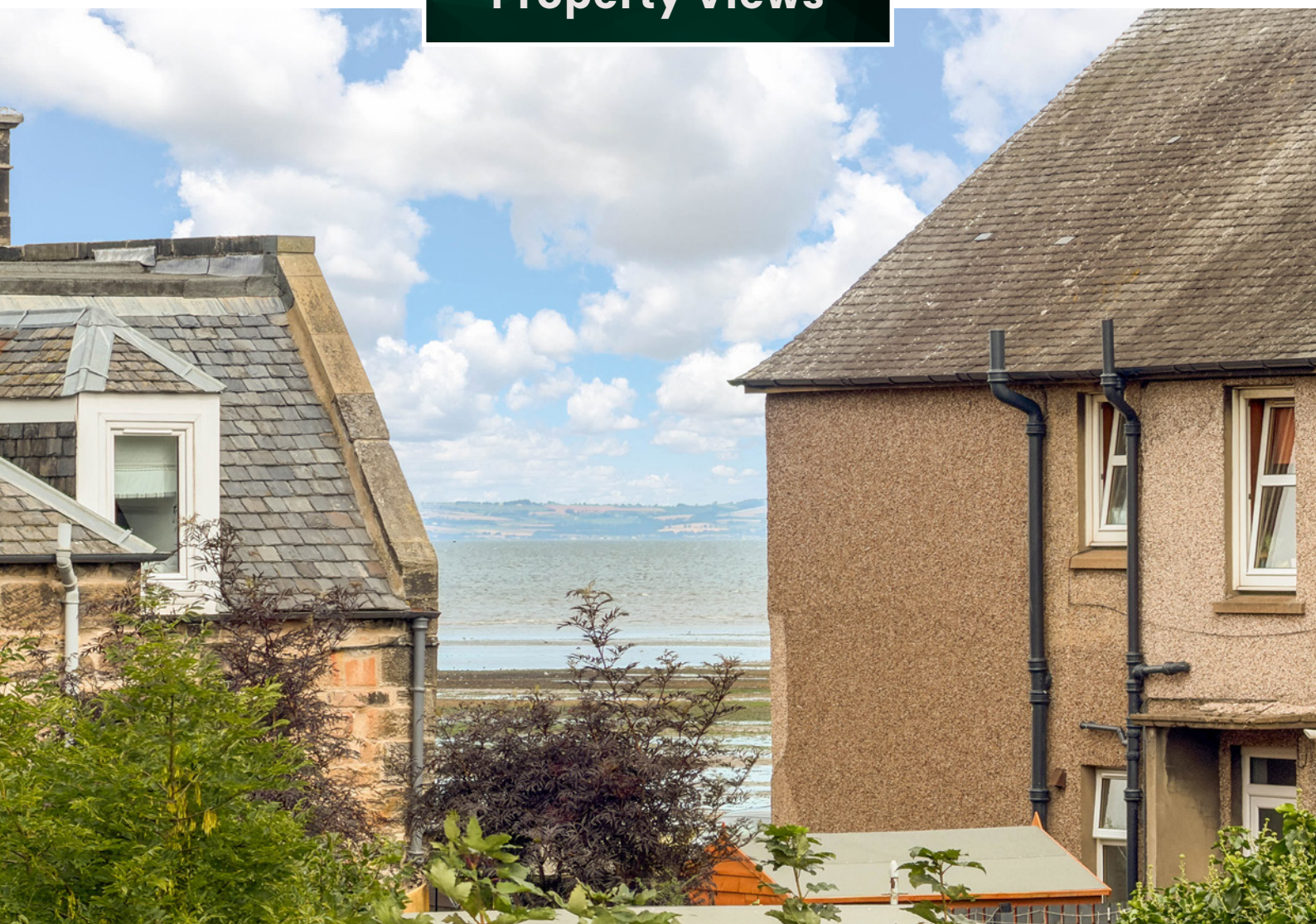


Further benefits include excellent additional storage, with a stone built external shed located within the courtyard, as well as a useful under-stair storage cupboard also positioned externally, providing highly practical space for bikes, tools and general storage needs.





Property Views



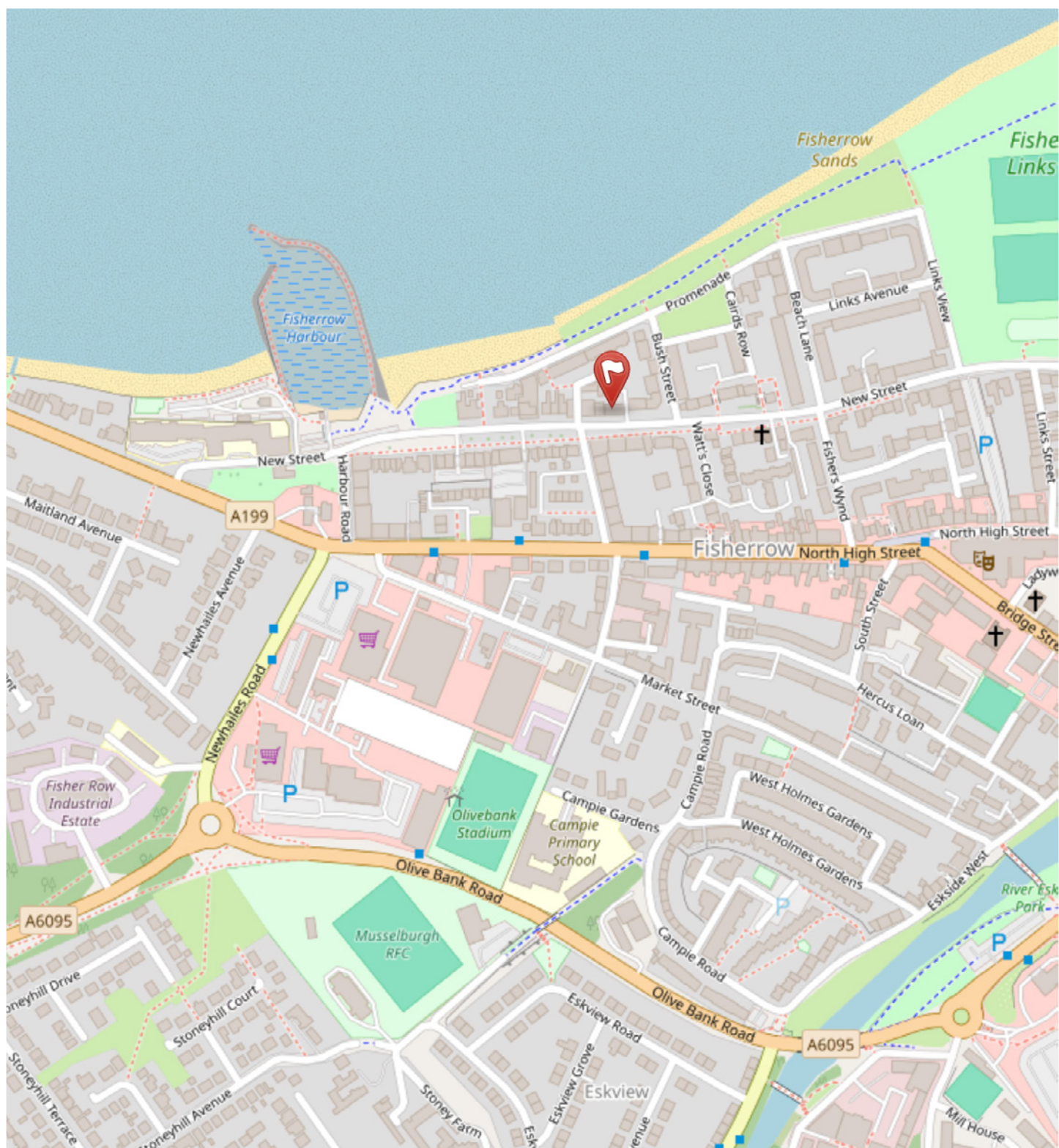


Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.





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