

3A Market Street

MUSSELBURGH, EAST LoTHIAN, EH21 6PS



FANTASTIC TWO-BEDROOM GROUND-FLOOR
FLAT LOCATED BY THE BANKS OF THE RIVER ESK



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to offer a $\frac{1}{4}$ share in this fantastic two-bedroom ground-floor flat located on Market Street by the banks of the River Esk. The Old Bridge over the river is mere moments away and Musselburgh High Street is easily accessible by foot. The property has two generous bedrooms, a bathroom, a living room, and a separate kitchen. Further benefits include double glazing and resident parking.

The accommodation is focused on the living room, which is bright, neutrally decorated, and finished with laminate flooring. There is plenty of space for a variety of different furniture arrangements and a new owner will have plenty of flexibility to create their ideal entertaining space.

The Property



The kitchen is accessed from the living room and enjoys a full range of contemporary base and wall-mounted units that are set against a tiled splash-back. There is plenty of prep and storage space for the most dedicated of home cooks.





Bedroom one is the larger of the two bedrooms and is currently utilised as a home office. It has plenty of space for a full suite of bedroom furniture. Bedroom two is a further well-proportioned double. Both bedrooms are bright, neutrally decorated, and enjoy integrated wardrobe space.





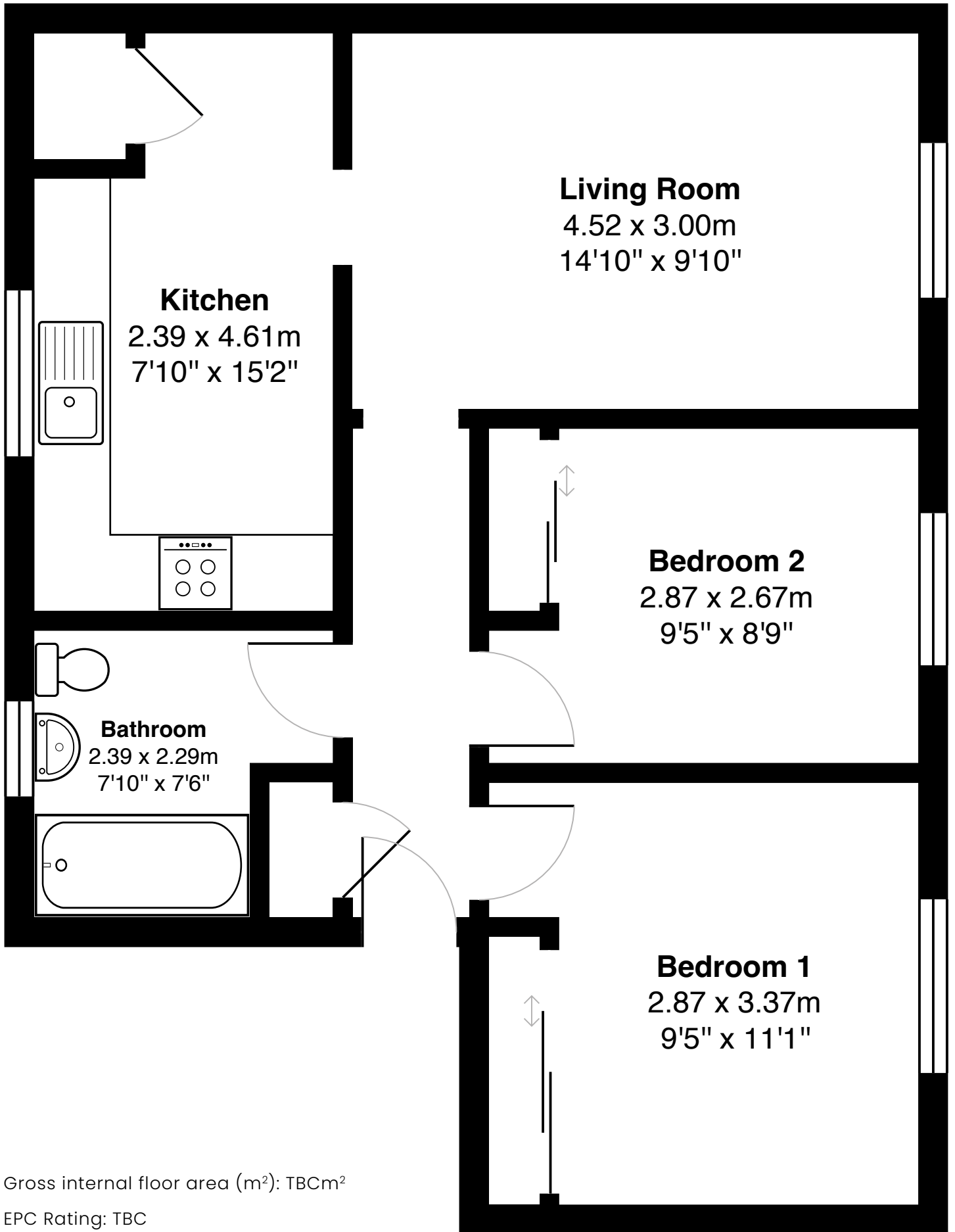
Bedroom 2





The bathroom is partially tiled and has a three-piece suite with a shower over the bath. There is a handy storage cupboard in the hall.





Gross internal floor area (m²): TBCm²

EPC Rating: TBC



The property offers fantastic value for money and early viewing is highly recommended. Quarter share flats of this standard are rare.





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 Race Course is just minutes away, as are the delightful open spaces of Levenhall Links.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.