

67A High Street

MUSSELBURGH, EAST LoTHIAN, EH21 7BZ



STUNNING FULLY REFURBISHED TWO-BEDROOM
FLAT IN THE HEART OF MUSSELBURGH



0131 524 9797

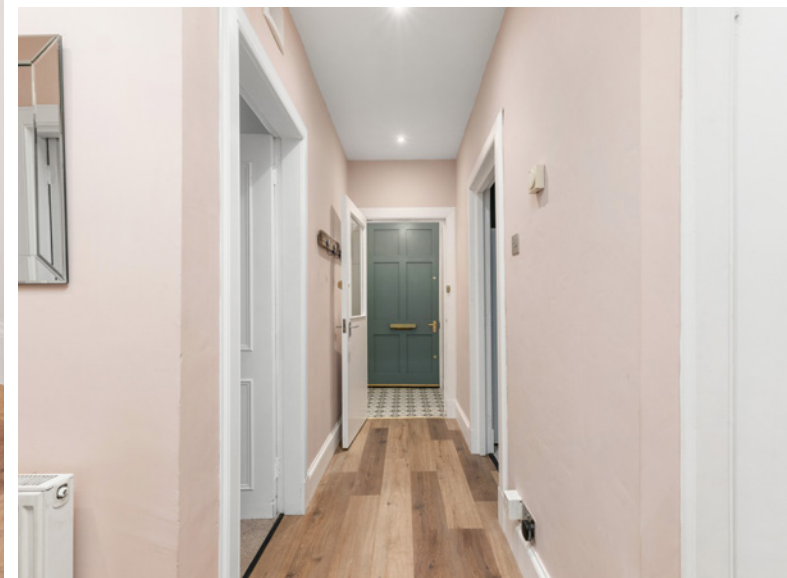


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Presented to the market in immaculate, walk-in condition, this beautifully refurbished two-bedroom flat in Musselburgh offers a perfect blend of character and contemporary design.

Upon entering the property, you are welcomed by a bright hallway laid with attractive wooden flooring, which flows seamlessly through to the living room. Located at the end of the hall, the living room is a spacious and inviting space, bathed in natural light from two large windows. The area comfortably accommodates both lounge and dining furniture, while a charming wood-burning stove creates a warm and homely focal point.



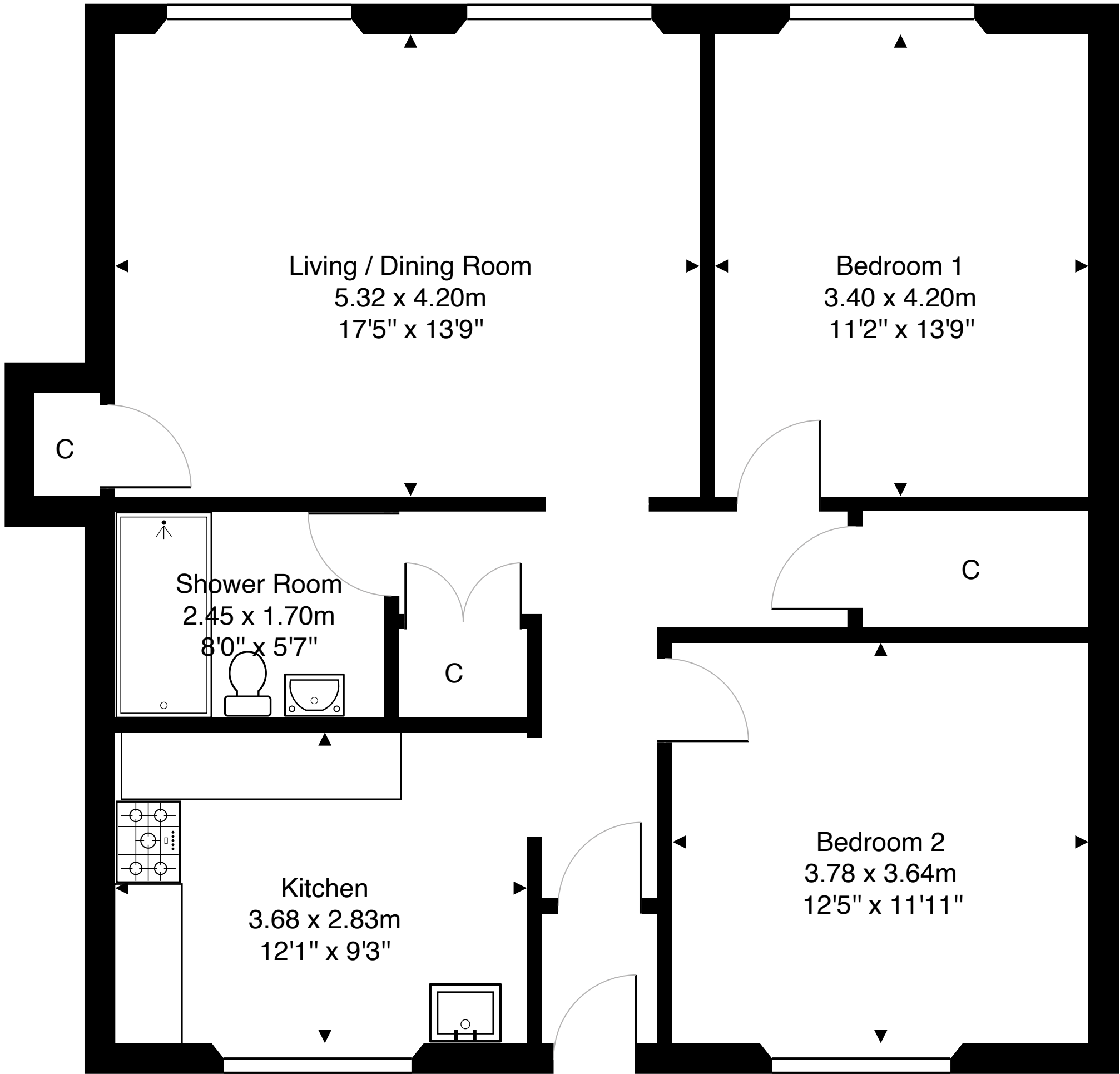


Returning along the hall, the stylish kitchen showcases a free-standing design concept, aside from the gas range cooker and sink, offering flexibility to add your own personal touch and furnishings.



The flat further benefits from two well-proportioned double bedrooms, one positioned to the front and the other to the rear, providing comfortable and versatile living arrangements. Completing the internal accommodation is a modern three-piece bathroom suite.





Gross internal floor area (m²): 77m²
EPC Rating: D



Externally, residents enjoy access to a shared communal garden. Practical features include on-street parking and a lift providing direct access to the flat, making it ideal for those requiring step-free entry.

This exceptional home will appeal to a wide range of buyers, from first-time purchasers to downsizers seeking stylish, move-in-ready living in a sought-after coastal town.

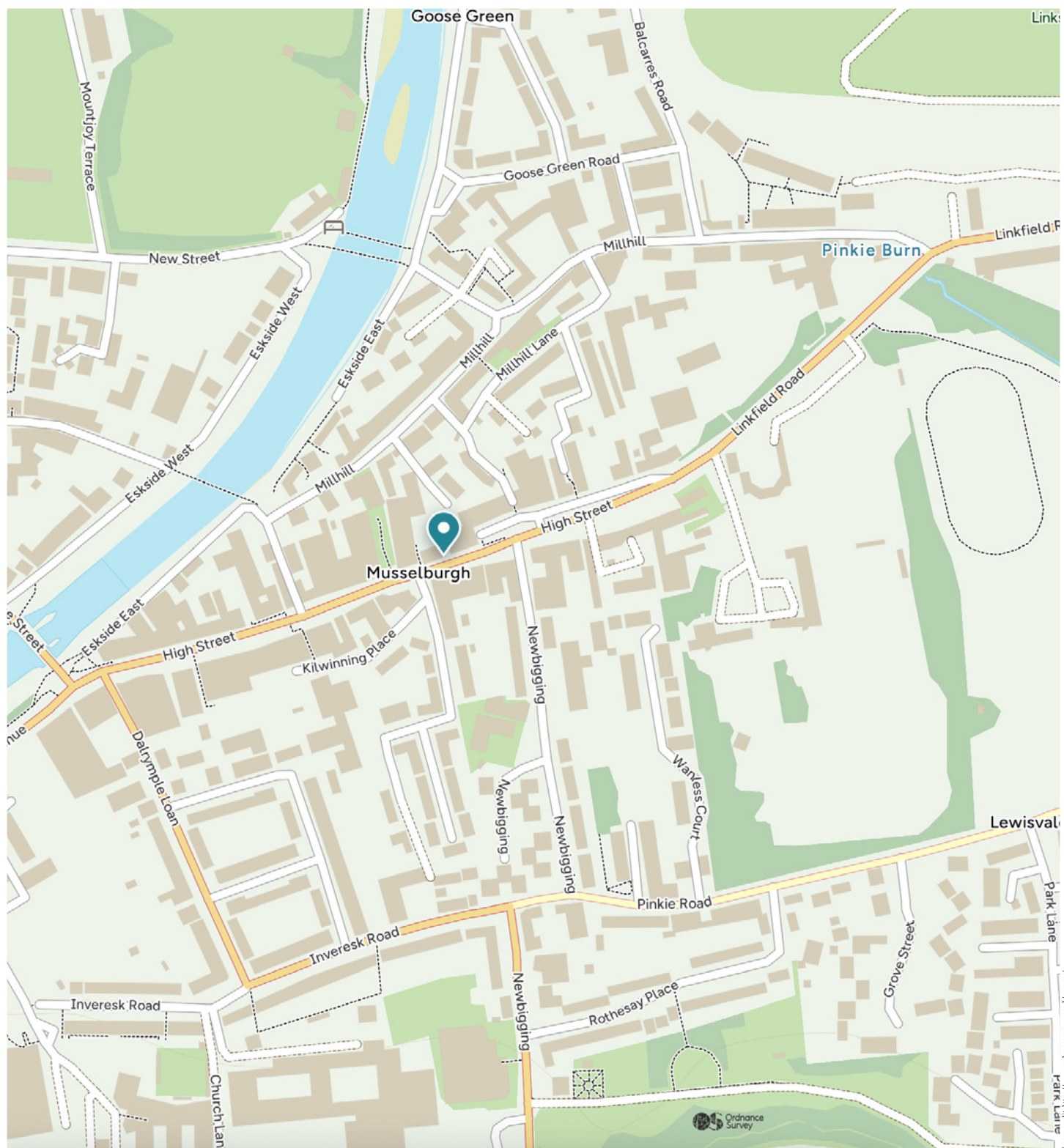


Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 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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