

39 North High Street

MUSSELBURGH, EAST LoTHIAN, EH21 6JA



Immaculately presented main-door flat with private garden, exceptionally spacious kitchen and an enviable location just moments from the River Esk and Musselburgh Beach



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom main door flat, ideally positioned on North High Street in the heart of Musselburgh. Just moments from the picturesque River Esk and the beautiful sandy beach, this exceptional home combines generous proportions, stylish interiors and a highly sought-after coastal location.

THE LIVING ROOM



The property is entered via its own private main door, creating an immediate sense of privacy and independence. Inside, the accommodation is beautifully presented throughout, with tasteful décor and quality finishes allowing the new owner to move straight in with nothing to do. The cosy yet generously proportioned living room provides a warm and welcoming retreat, making it an ideal space to relax and unwind after a busy day.

THE KITCHEN



A standout feature of the home is the exceptionally spacious kitchen, offering an abundance of worktop and storage space while providing ample room for dining. It is the perfect setting for everything from everyday meals to entertaining family and friends.

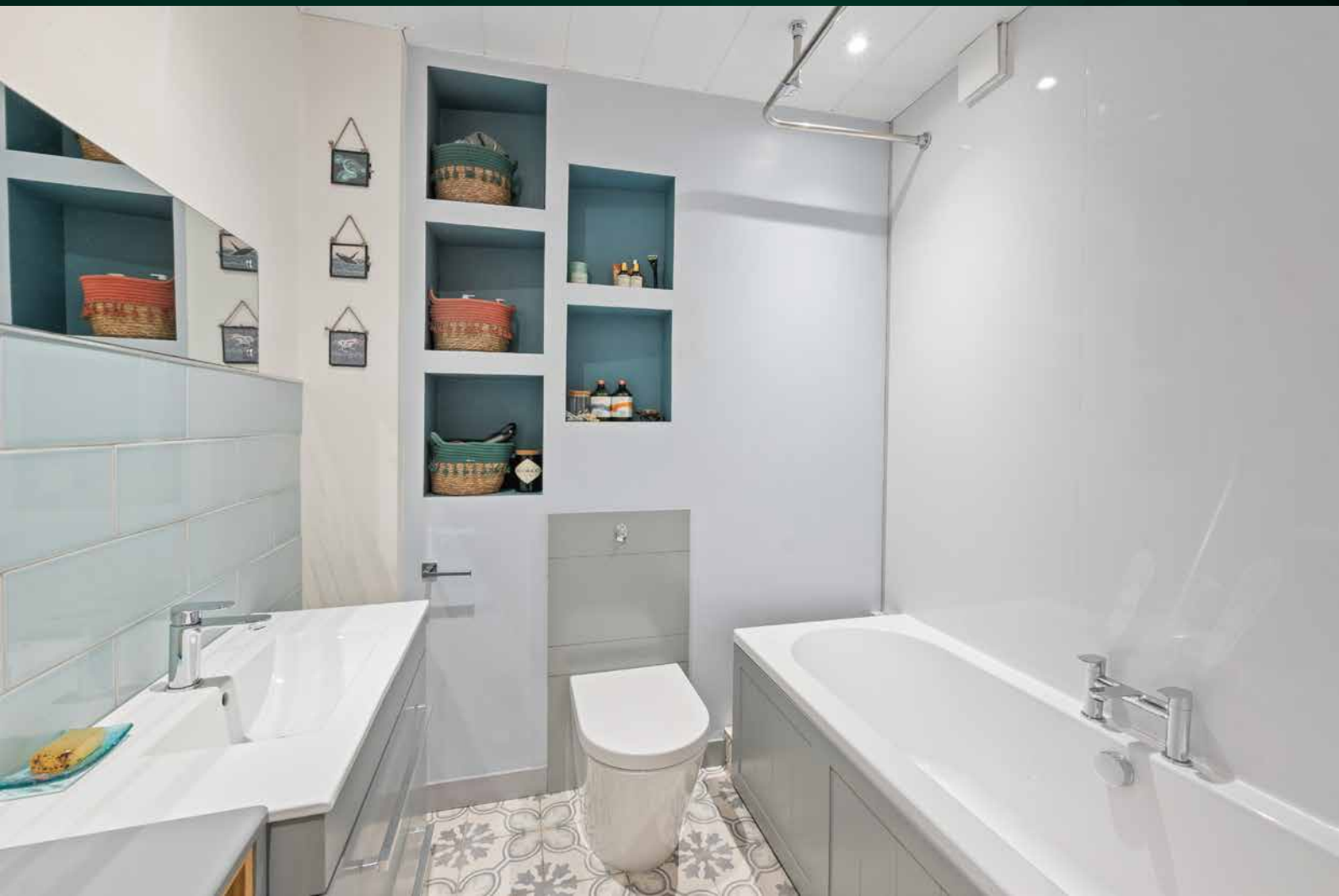




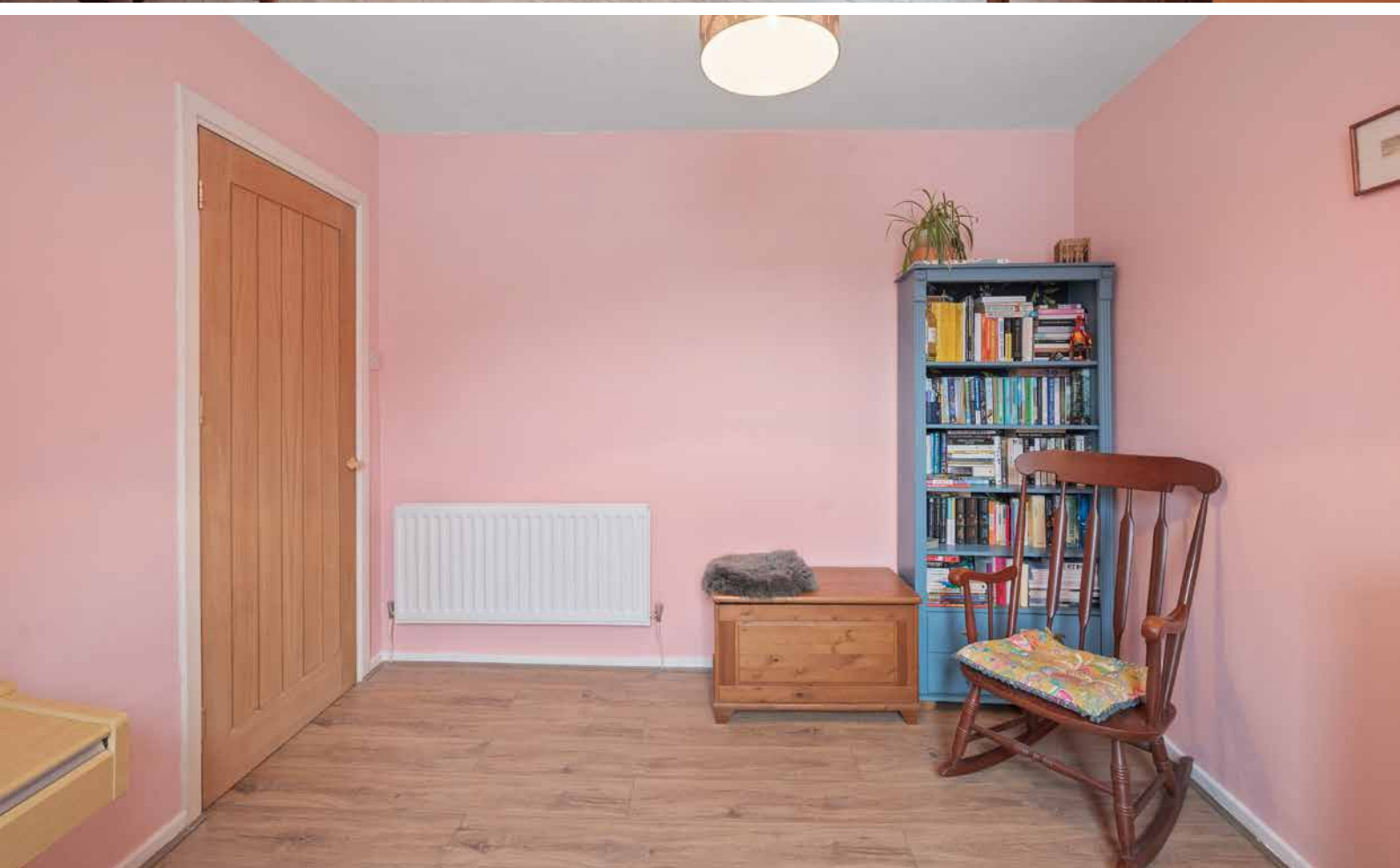
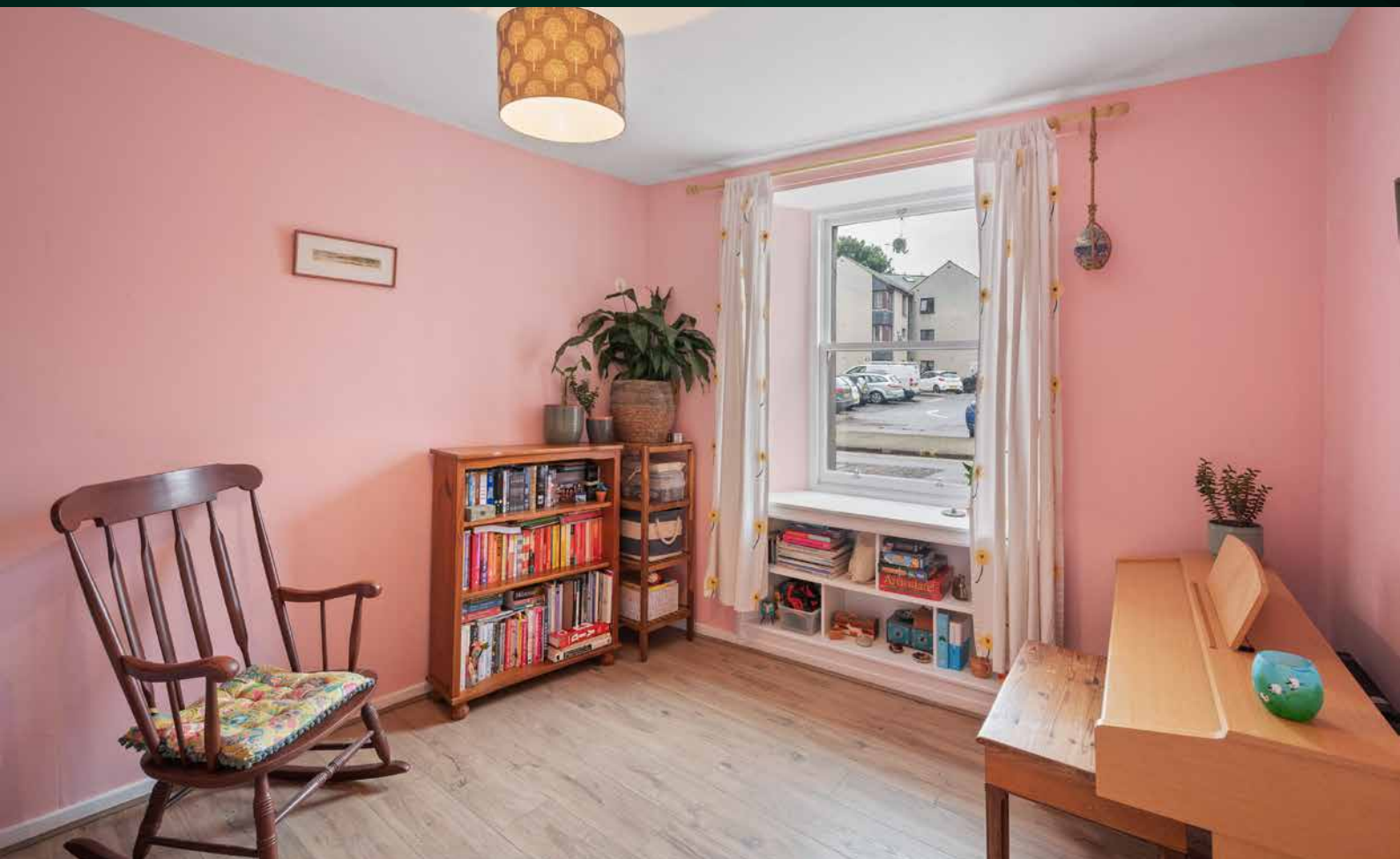
There are two well-sized double bedrooms, both finished to an excellent standard and offering flexible accommodation for professionals, first-time buyers, downsizers or those looking for additional space to work from home.

The stylish bathroom completes the accommodation and complements the high standard found throughout the property.

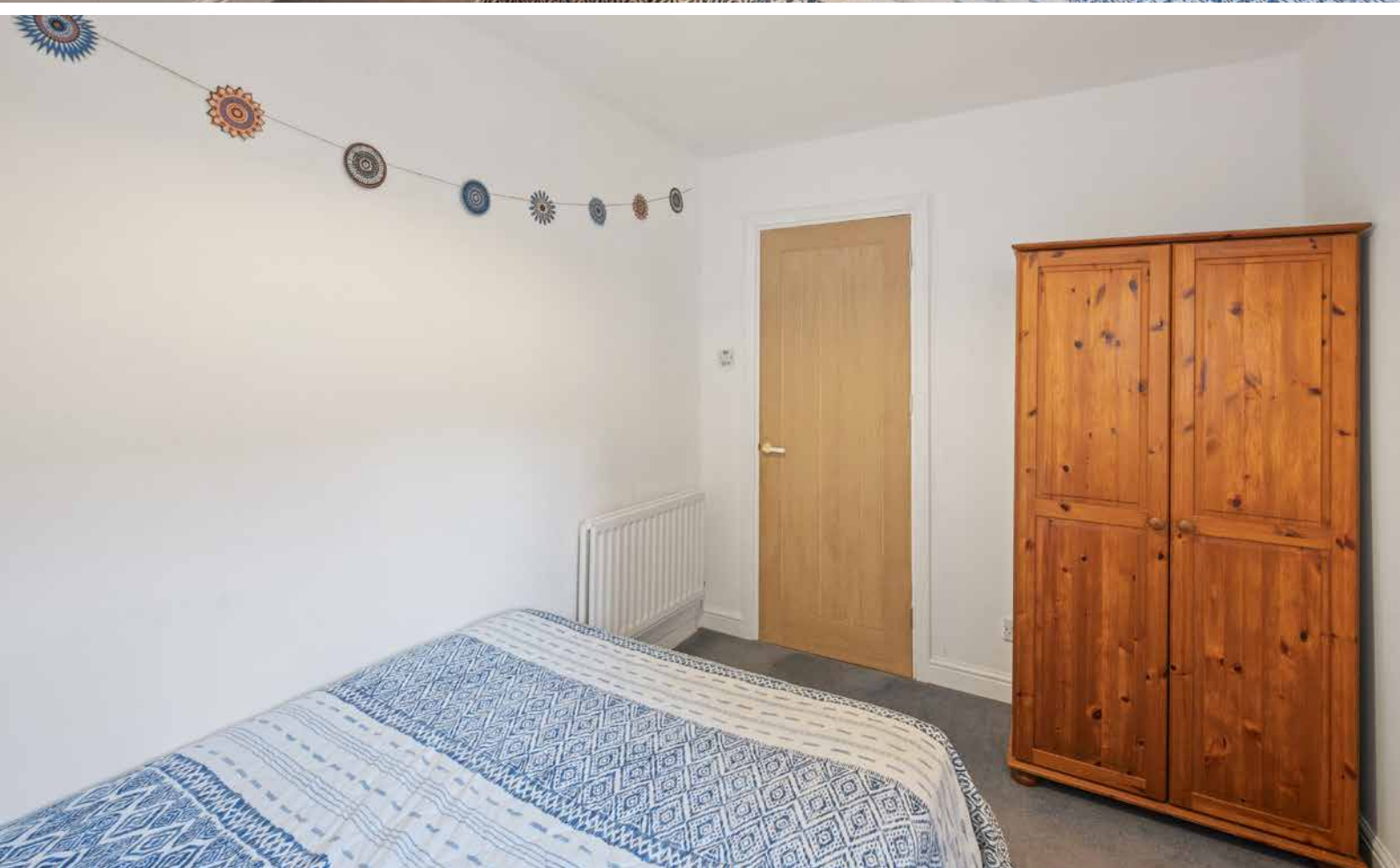
THE BATHROOM



BEDROOM 1



BEDROOM 2



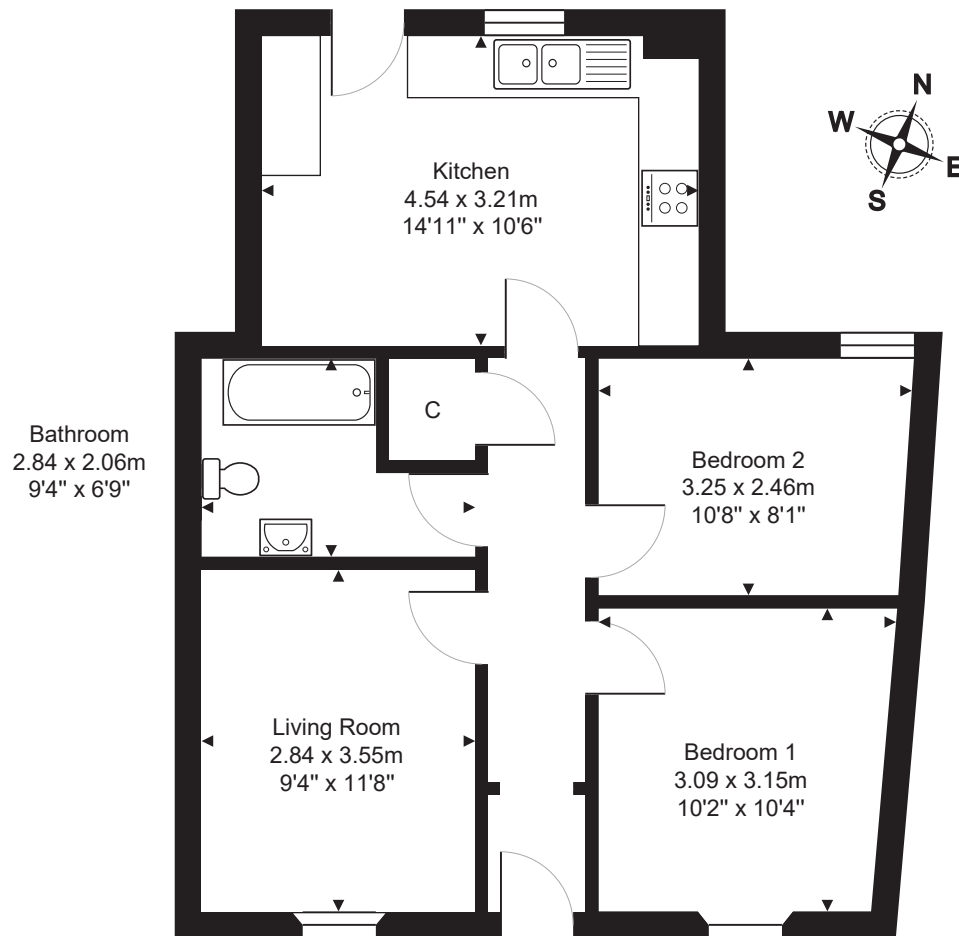
Externally, the property enjoys the rare benefit of a private rear garden, providing a peaceful outdoor space for relaxing, entertaining or gardening.

Located within easy walking distance of Musselburgh's bustling High Street, residents can enjoy an excellent selection of cafés, restaurants, independent shops and supermarkets, while the nearby River Esk and Musselburgh Beach offer beautiful walks and outdoor leisure opportunities. Excellent transport links into Edinburgh and across East Lothian further enhance the appeal of this fantastic home. This is a rare opportunity to acquire a beautifully presented main door flat in one of Musselburgh's most desirable locations. Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: D



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the City of Edinburgh, in the County of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth. There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town; the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.





As much of the district's through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance.

Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian, which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills, and Haddington is its historic County Town, with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre, which provides facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine-hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.



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