

# 3A Newbigging

MUSSELBURGH, EAST LOTHIAN, EH21 7AJ



*SPACIOUS TWO-BEDROOM  
GROUND-FLOOR TENEMENT FLAT*



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McEwan Fraser is delighted to present this spacious two-bedroom ground-floor tenement flat to the market. The property is ideally positioned a short distance from Musselburgh High Street and a full range of local amenities. Presented in good internal order, the property would make an ideal first-time buy or sound buy-to-let investment.

The accommodation is focused on a spacious living room with high ceilings, contemporary décor, natural light, and a feature fireplace. The generous proportions on offer give plenty of flexibility for a range of different furniture arrangements. This will give a new owner plenty of flexibility to create their ideal entertaining space.

The property also benefits from a well-proportioned kitchen that has a range of base and wall-mounted units that are set against a tiled splash-back. The kitchen offers plenty of prep and storage space alongside a mixture of integrated and free-standing appliances.

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Bedroom one is a large double bedroom with a deep integrated wardrobe and a huge amount of space for a full suite of free-standing bedroom furniture. Bedroom two also enjoys excellent proportions.





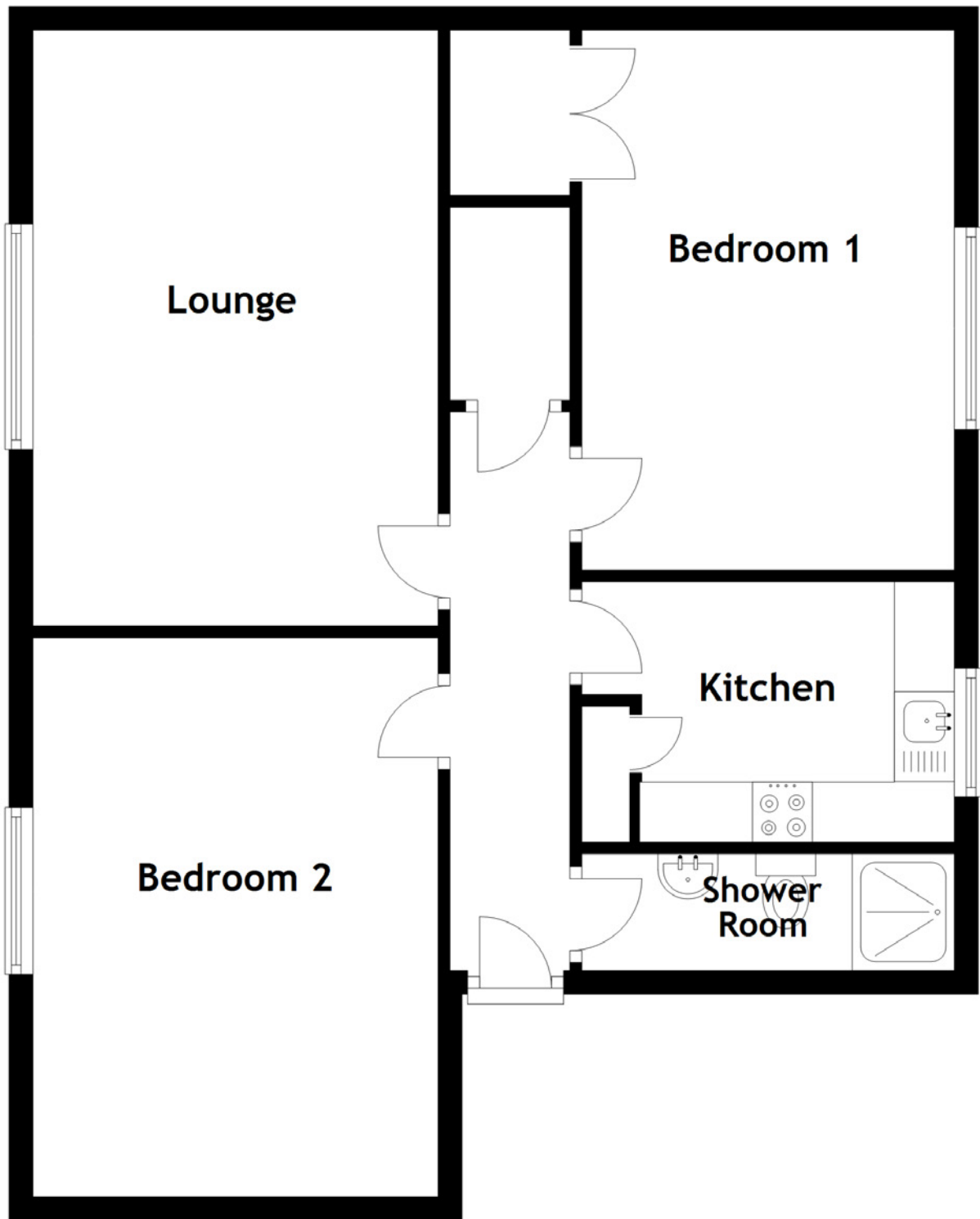
**Bedroom 2**





The internal accommodation is completed by a modern shower room which is finished to an exacting standard.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.97m (16'4") x 3.38m (11'1")	Shower Room	3.16m (10'5") x 0.97m (3'2")
Kitchen	3.13m (10'3") x 2.17m (7'1")		
Bedroom 1	4.51m (14'9") x 3.11m (10'2")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Bedroom 2	4.67m (15'4") x 3.38m (11'1")	EPC Rating: D	





Further benefits include gas central heating, double glazing, an entry phone system, and a communal rear garden.





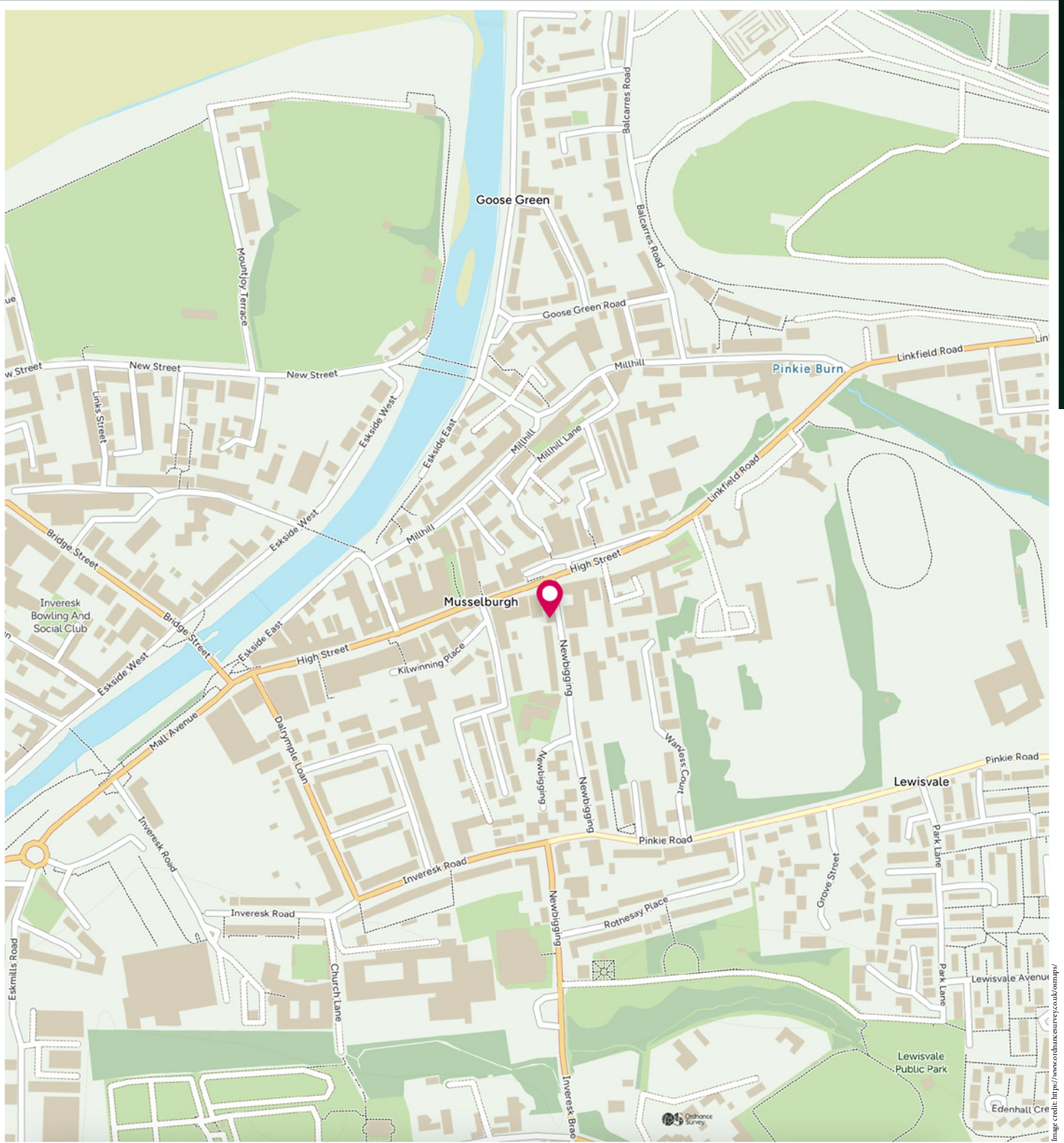
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Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links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

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## The Location



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