

158 North High Street

MUSSELBURGH, EAST LOTHIAN, EH21 6AR



This two-bedroom first-floor flat to the market is well-positioned for the full range of amenities available in Musselburgh



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McEwan Fraser is delighted to present this two-bedroom first-floor flat to the market. The property is well-positioned for the full range of amenities available in Musselburgh. Internal accommodation includes two generous bedrooms, a large open-plan kitchen and living room, and a modern shower room. It is well presented, neutrally decorated, and would make an ideal starter flat or sound buy-to-let investment. Externally, there is a communal rear garden.

THE LIVING ROOM/KITCHEN



Accommodation is focused on the generous kitchen and living room. Neutrally decorated and carpeted, there is plenty of space for a suite, a small dining table, and supporting furniture which will give a new owner some flexibility as they create their ideal entertaining space. The kitchen has a range of base and wall-mounted units with integrated hob, oven, and further freestanding appliances. The kitchen would benefit from modernisation giving an obvious starting point for a buyer who is keen to make their own mark on their new home.





Bedroom one is a well-proportioned double with high ceilings, original coving and plenty of space for a full range of freestanding bedroom furniture. Bedroom two is a further well-proportioned double bedroom with integrated storage and wardrobe space.

The accommodation is completed by a stylish shower room which has a white suite, contemporary tiling, and a large mains shower.

The property has off-street parking to the rear which can be accessed through the communal garden.

Internal viewing is highly recommended.

THE BATHROOM



BEDROOM 1



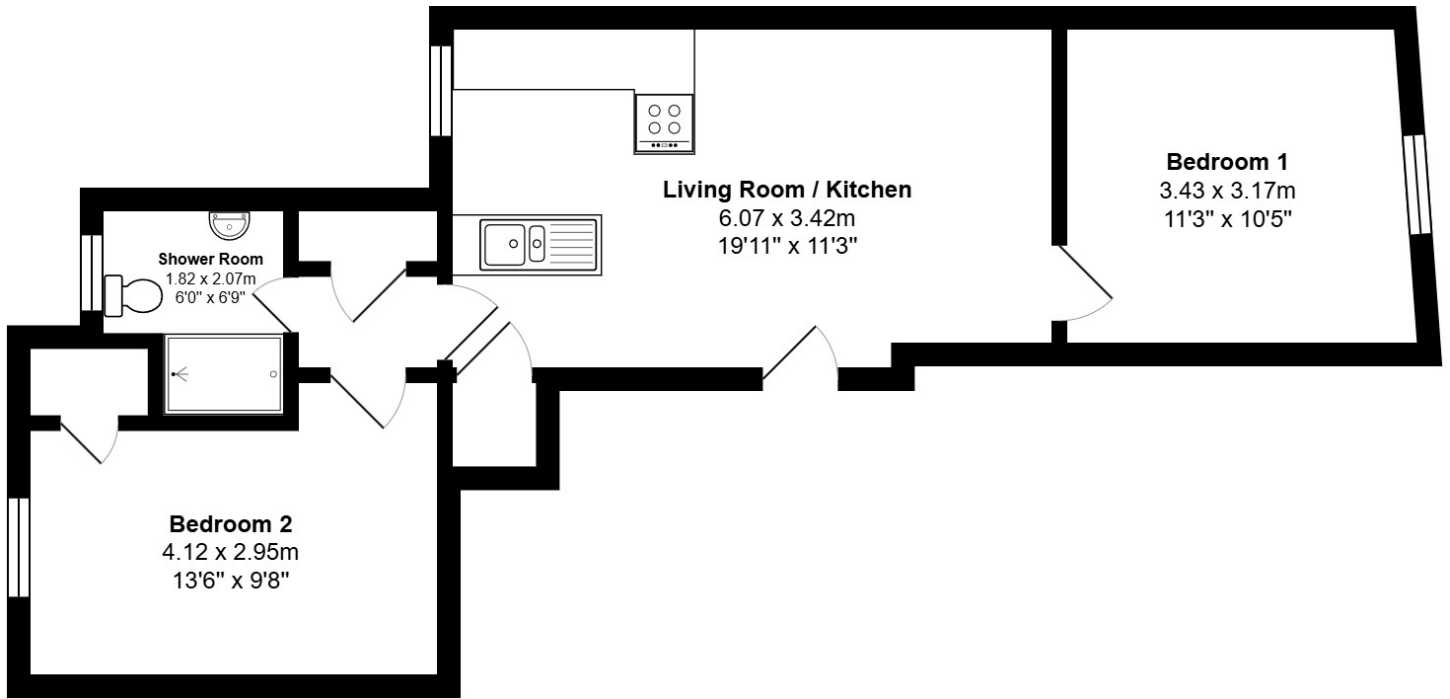
BEDROOM 2



EXTERNALS

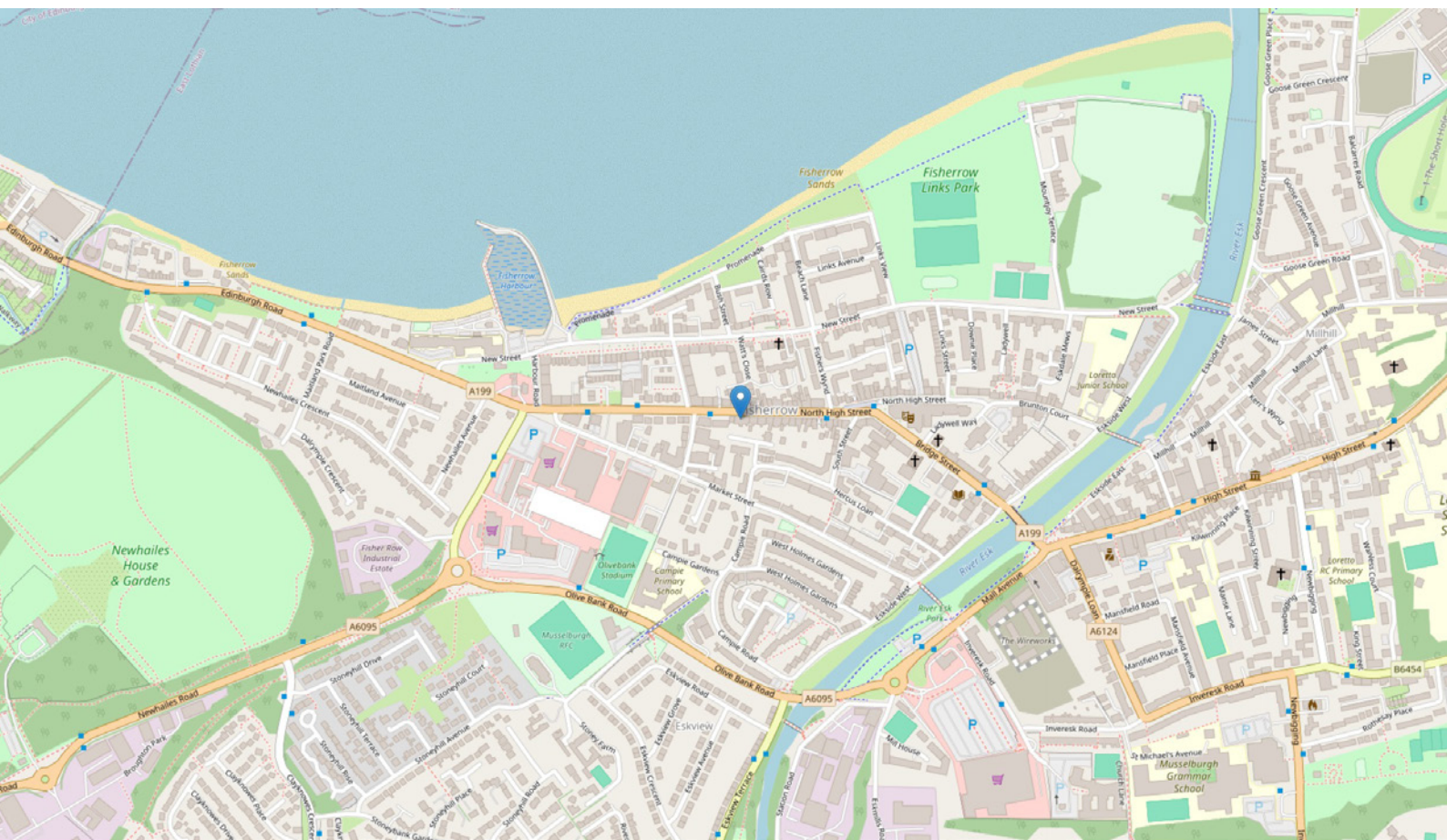


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m²
EPC Rating: C



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. 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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