

# CHAMPVRAIE

PROPERTY

31F Newbigging, Musselburgh, EH21 7AL



OFFERS OVER  
**£135,000**

# ABOUT THIS HOME

Welcome to 31F Newbigging, Musselburgh – an inviting second-floor flat awaiting its new owner! This delightful 2-bedroom apartment presents an exceptional opportunity for both first-time homebuyers and savvy investors. Priced attractively at offers over £135,000, this residence promises a perfect blend of comfort and potential.

As you step into this charming abode, you are greeted by two generously sized double bedrooms, offering the perfect retreat for a peaceful night's sleep. The well-appointed bathroom features a convenient shower, adding a touch of luxury to your daily routine.

The heart of this home is the spacious living room, bathed in natural light streaming through the large windows. Imagine cozy evenings spent in this inviting space, creating memories with loved ones or simply unwinding after a long day. The adjacent kitchen, separate and well-equipped, provides the ideal setting for culinary adventures, boasting a gas hob supply for efficient cooking.

Step outside onto your very own balcony, where you can enjoy your morning coffee or bask in the evening sun. The property also includes a ground floor storage cellar, offering additional space to stow away belongings, keeping your living areas clutter-free.

Convenience meets practicality with electric heating, ensuring warmth throughout the apartment. The property's versatile layout and thoughtful design make it an excellent investment for those considering a buy-to-let opportunity.

Located in the sought-after area of Musselburgh, this apartment is strategically positioned for easy access to local amenities, schools, and transport links. Don't miss your chance to secure this gem – an ideal home for those starting their property journey or a smart addition to your investment portfolio. Viewings are highly recommended to truly appreciate the potential that 31F Newbigging holds.

Contact us today to arrange your visit and take the first step towards calling this wonderful property your own



# SPECIFICATIONS

## General Home

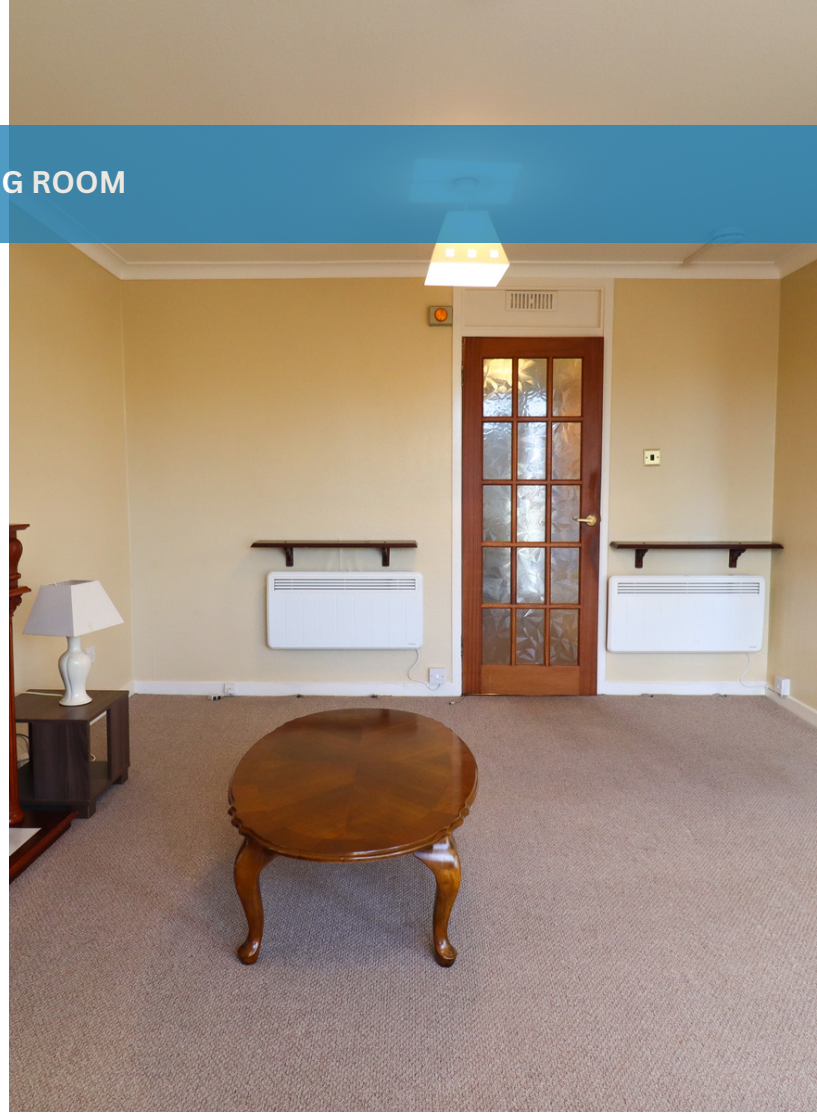
- Electric heating with individual controls.
- Annually serviced gas hob.
- Great storage space.
- Two large double bedrooms.
- A private balcony.
- Electric hot water supply.
- Tested interlinked smoke and heat alarms.
- Electric powered shower.
- PVC windows.
- Mixture of carpets and hard flooring.
- Unrestricted parking.
- Private storage cellar



# KITCHEN



LIVING ROOM



MAIN BEDROOM



## SECOND BEDROOM



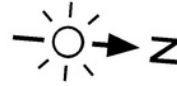
BATHROOM





# FLOOR PLAN

Newbigging,  
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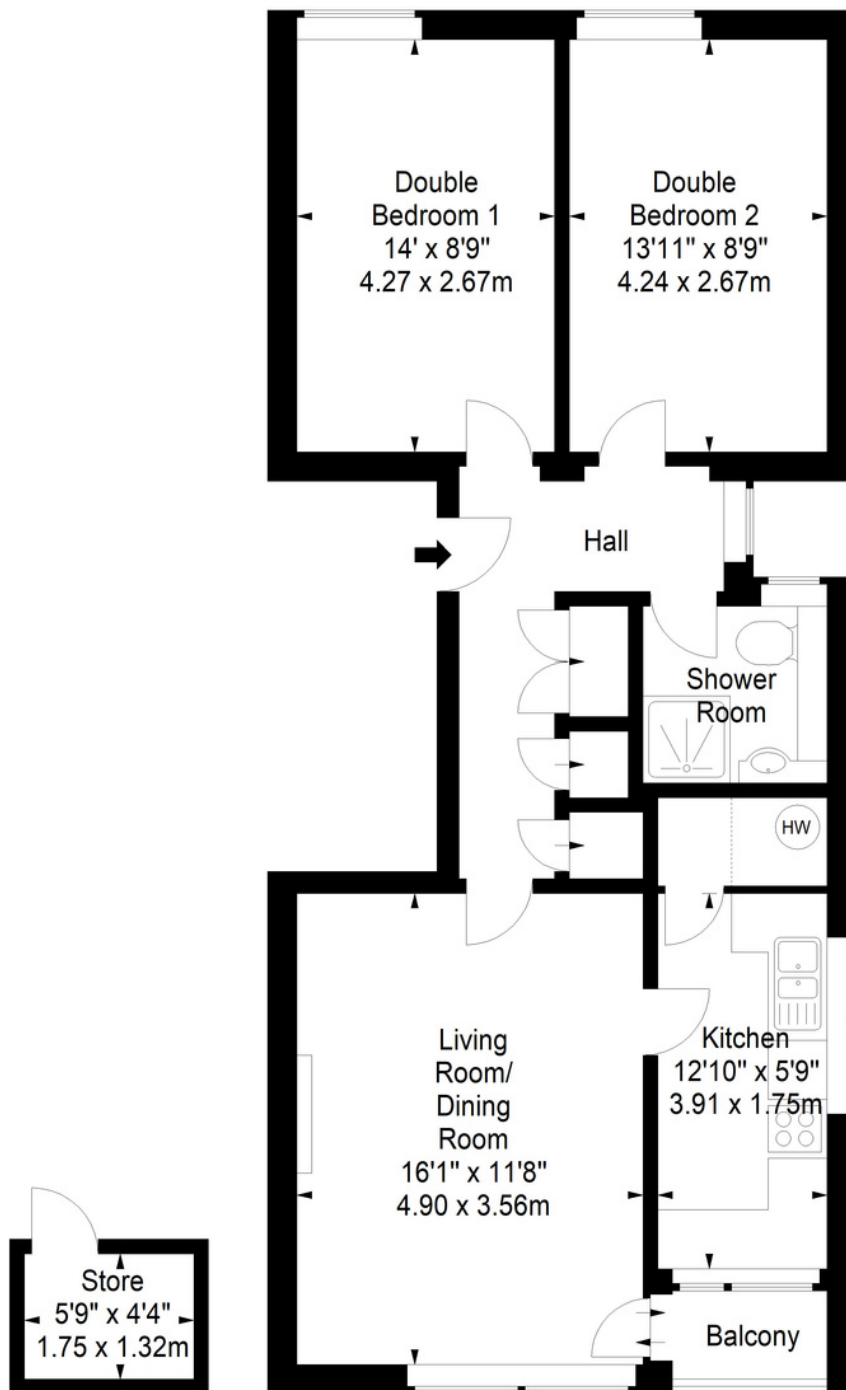
Approx. Gross Internal Area  
689 Sq Ft - 64.01 Sq M

Store

Approx. Gross Internal Area  
24 Sq Ft - 2.23 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Ground Level

Second Level

# GET IN TOUCH

## Information for interest parties;

### Fixtures and Fittings:

Only appliances specifically mentioned in the sales particulars are included in the sale price.

### Services:

Electric heating, mains water, electricity, broadband, Storage Room.

### Council Tax Band: B

EPC Rating: F

### Tenure

Freehold

### Viewings

To arrange a viewing you must contact Champvraie Property at [Bradley@champvraie.co.uk](mailto:Bradley@champvraie.co.uk) or telephone **0131 603 4476**

### Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.

**CHAMPVRAIE LTD**

**25 BRIDGE ST  
MUSSELBURGH  
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[WWW.CHAMPVRAIE.CO.UK/31NEWBIGGING](http://WWW.CHAMPVRAIE.CO.UK/31NEWBIGGING)