



Second Floor Flat
Lounge / Dining
Kitchen
Two Bedrooms
Bathroom with Shower
Gas Central Heating / Double Glazed
Shared Garden
Storeroom
Fixed Price £150,000

Two bedroom, second floor flat in popular area.





Location

The historic town of Musselburgh enjoys a picturesque setting on the southern shore of the Firth of Forth. It is found at the mouth of the River Esk and is bounded by unspoiled countryside, beaches and golf courses. Only 8 miles from Edinburgh, this popular town is an ideal commuter base with excellent bus services, a local railway station and nearby park and ride at Newcraighall. Fast main roads provide ready access to the A1 and ultimately motorway connections. The town itself offers a vibrant shopping centre, Tesco supermarket, a choice of banks, social amenities and health services. In addition there are good schools, a theatre, racecourse, harbour and sports centres.

General Information

A Home Report is available for this property. It can be downloaded from [espc.com](https://www.espc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £160,000.

The approximate size is 61m² and it was built around 1960. It is rated EPC C and Council Tax Band B.

The property has mains water, electricity and gas. There is gas central heating and double glazing.

Viewing

Viewing is by appointment with Forsyth Solicitors on 07757 970 850 or ESPC Viewing Request (Mailbox monitored and viewings arranged on Saturdays and Sundays).

HALL

Doors lead into the lounge, the bathroom, the kitchen and two bedrooms.

LOUNGE

Bright living space with large windows with views to the street. Plenty of space for a table and chairs. Cupboard.

KITCHEN

Fitted kitchen with wall and base units with complimentary work tops and tiling between. Stainless steel sink with mixer tap. Gas hob and electric oven. Fridge.

BATHROOM

With bath, separate shower unit, wc and wash hand basin.

BEDROOM ONE

Double bedroom. Window to the front of the building.

BEDROOM TWO

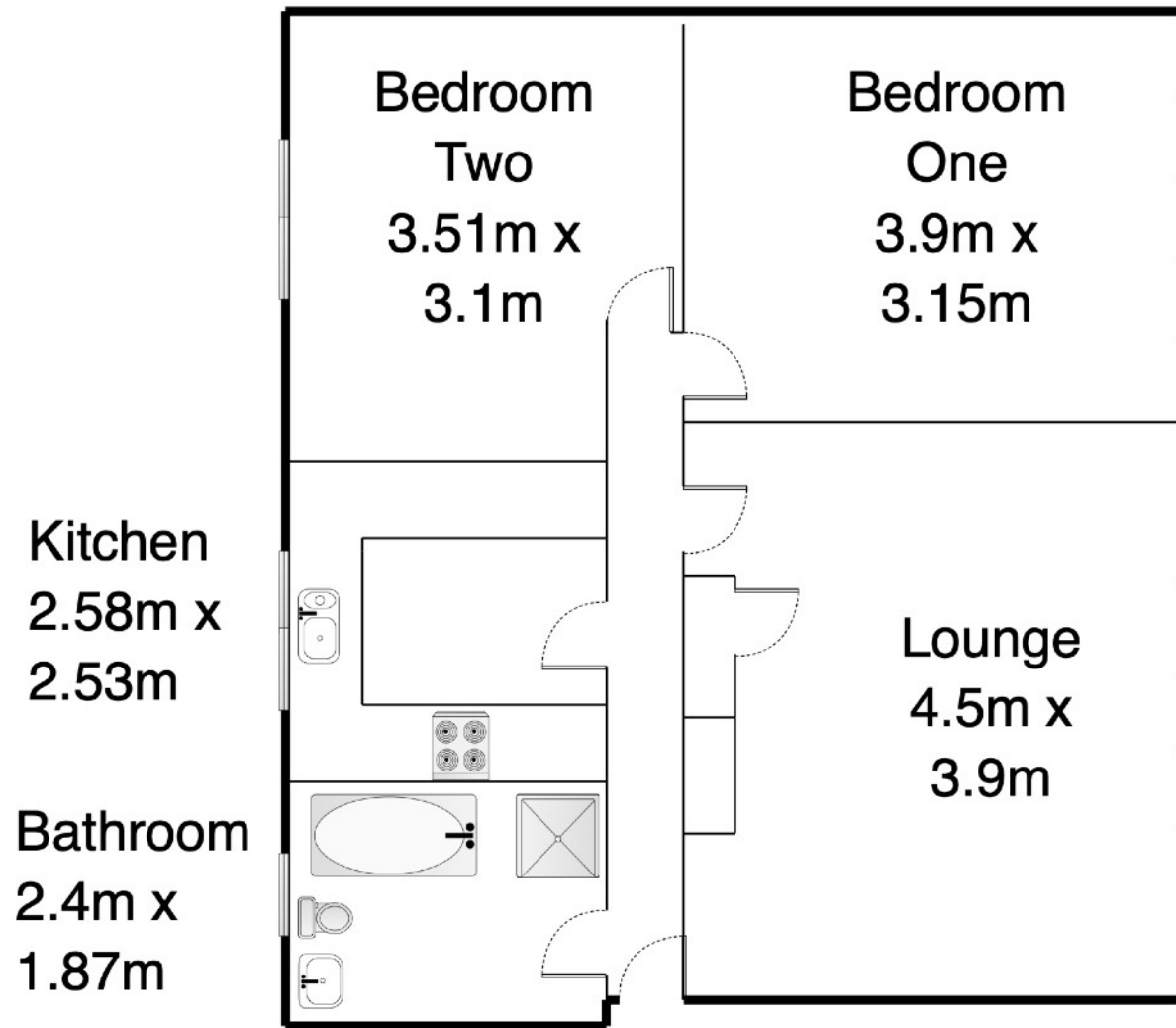
Double bedroom. Window to the rear of the building.

EXTERIOR

There are shared gardens to the front and the rear. There is a useful locked storeroom on the landing.







Floorplan is indicative only. Not to scale.

What's my house worth?

For a Free No Obligation Valuation please email
dg@forsythsolicitors.co.uk or call 01620 82 40 45

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