



23G New Street
MUSSELBURGH | EAST LoTHIAN | EH21 6JH


warners
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Set in the heart of Musselburgh, moments from the banks of the Forth and surrounded by excellent amenities and quick transport links is this well presented top floor apartment. The property would make an ideal buy in a highly sought-after location and comprises; a welcoming entrance hallway, bright living/dining room, spacious double bedroom and modern, well equipped internal kitchen, and bathroom with three piece white suite including vanity sink, and mains shower over bath. Externally the property benefits from a well-kept communal garden with decking and ample free on street parking.

- Close to the waterfront and excellent amenities
- Top floor apartment
- Entrance hallway with security entry phone
- Bright living /dining room
- Well equipped modern kitchen
- Spacious double bedroom
- Stylish bathroom with mains shower over bath
- Double Glazing
- Gas central heating
- Well kept communal garden with decking
- Ample free on street parking

Extras: The fridge, washing machine, gas cooker, sofa, chair, chest of drawers, curtains, blinds, light fittings and bed will be included. All other contents of the flat as viewed can be included if required. EPC rating E.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.



