

99 2/I Market Street
MUSSELBURGH, EH21 6PY



"99, 2f1 Market Street is an attractive second floor flat, located in a traditional tenement building"

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

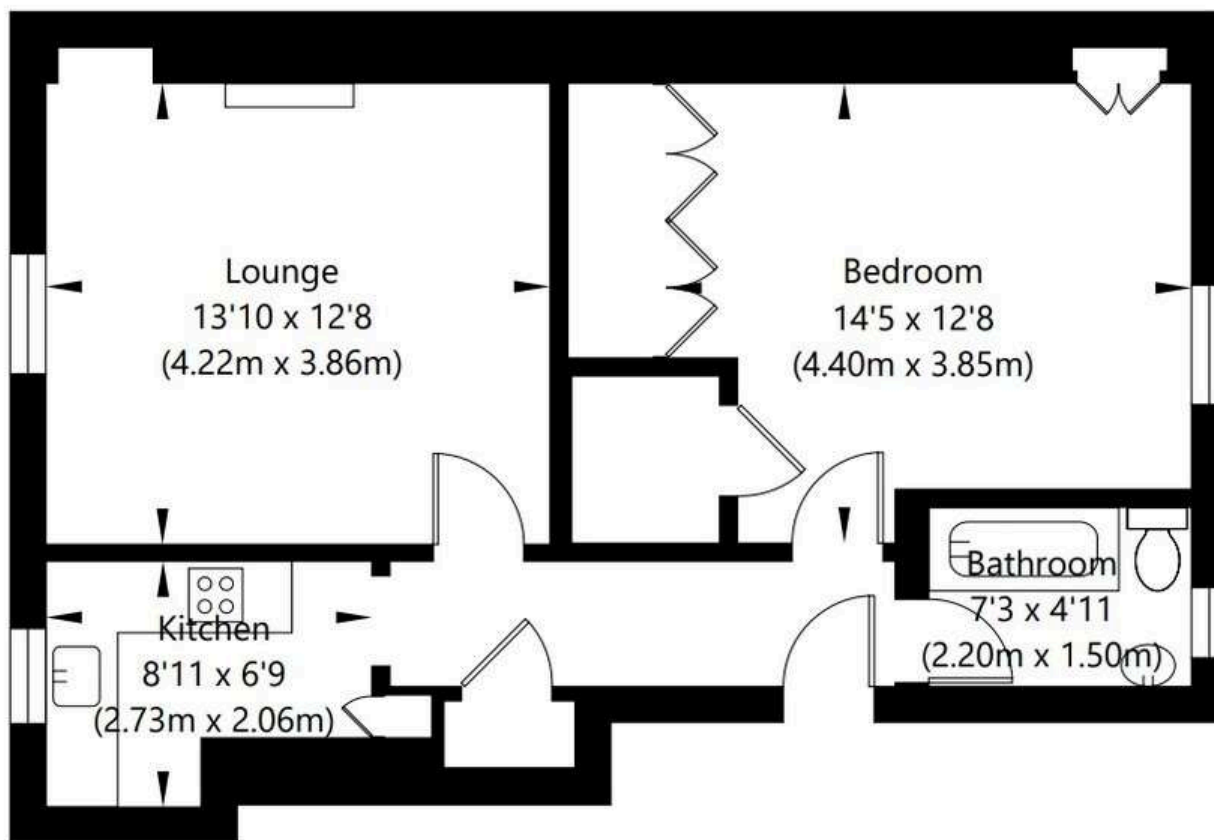
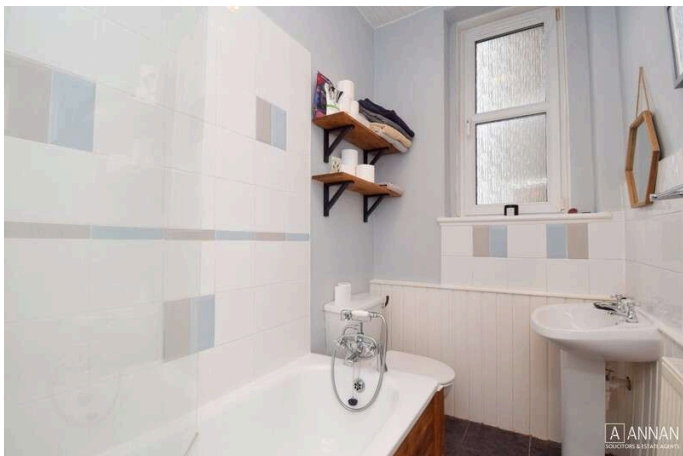
99, 2f1 Market Street is an attractive second floor flat, located in a traditional tenement building, close to the beach and excellent local amenities. Ideal for first time buyers.

The entrance hall has a useful storage cupboard and leads to a large lounge with twin windows to the front of the property and a feature fireplace; the kitchen also has a window to the front of the property and there are ample base and wall units with fitted work surfaces; beautifully proportioned double bedroom with a twin window to the rear with storage cupboards and fitted wardrobes; a three-piece white suite with a shower over the bath and shower screen. Further benefits include double glazing, gas central heating and on street parking.

EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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