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 Solicitors & Estate Agents
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 MUSSELBURGH, EAST LoTHIAN, EH21 7DD



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Fisherrow Harbour Beach - The Royal Musselburgh Golf Club - Lewisvale Park - The Quay



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. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town, the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

As much of the districts through traffic is taken by the City Bypass, Musselburgh has become a vibrant and bustling market place, boasting a wide range of shopping facilities with convenient Post Office and Banking services in abundance.

Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements, however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car. Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington, its historic County Town offers bistro dining and quaint scenery with nearby North Berwick being a place of fun and interest. Local amenities

include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others a windsurfing pond just along the coast, a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park, a dance school and all other amenities associated with any well established bustling township.

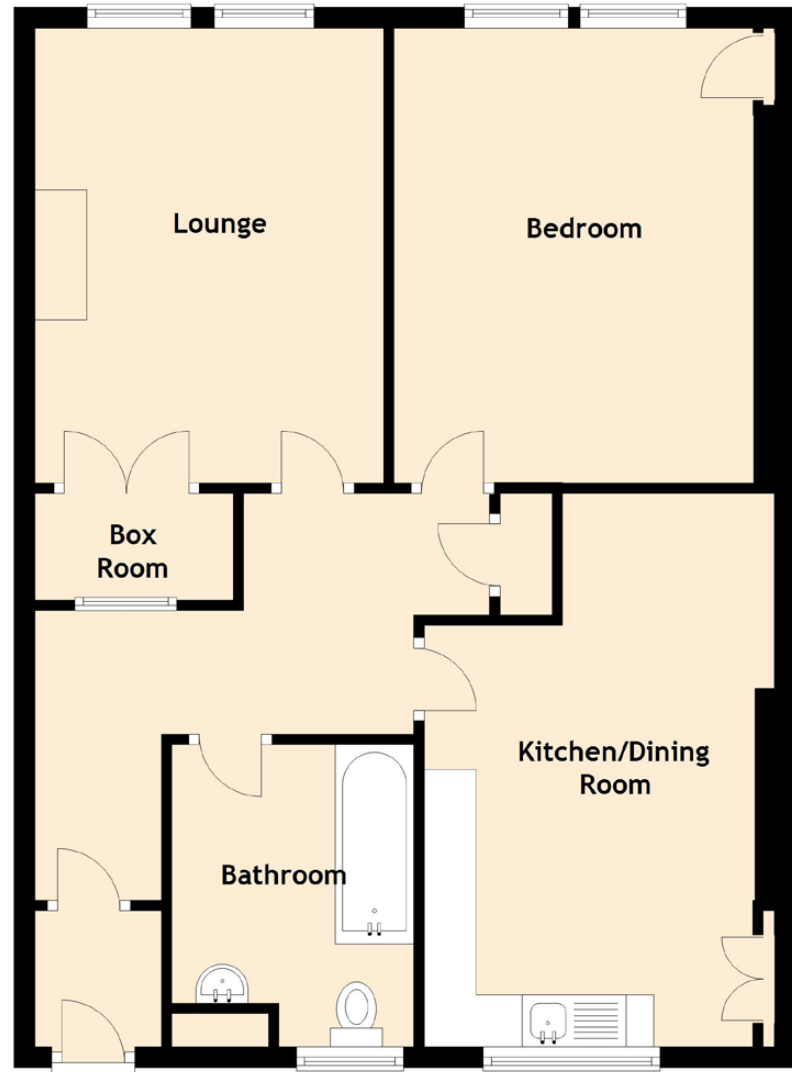
McEwan Fraser Legal is delighted to bring to market, this superb first flat situated within the highly desirable Musselburgh area of East Lothian ideally positioned for access to local amenities.

The property boasts many original features including original wooden flooring and cornice work and would be an ideal purchase for a professional person, Buy-To-Let investor or couple.

The well-presented accommodation briefly comprises of a shared secure entry into a common stairwell, reception hall with large storage cupboard, fabulous Georgian windowed living room with feature fireplace, stunning feature cornice work and a good size box room off the living room. Excellent dining kitchen space with wall and base units, boiler storage and utility cupboard, large master bedroom to the front of the property with sliding mirrored wardrobes and bathroom with original Victorian wooden panels and three piece suite with shower over bath.

The property further benefits from gas central heating, double glazing, a beautiful private rear garden area and on-street parking.





Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.51m (14'10") x 3.36m (11')
Kitchen/Dining Room	5.33m (17'6") x 3.37m (11'1")
Bedroom	4.38m (14'4") x 3.66m (12')
Box Room	1.91m (6'3") x 1.03m (3'5")
Bathroom	2.91m (9'7") x 2.33m (7'8")

Gross internal floor area (m²)

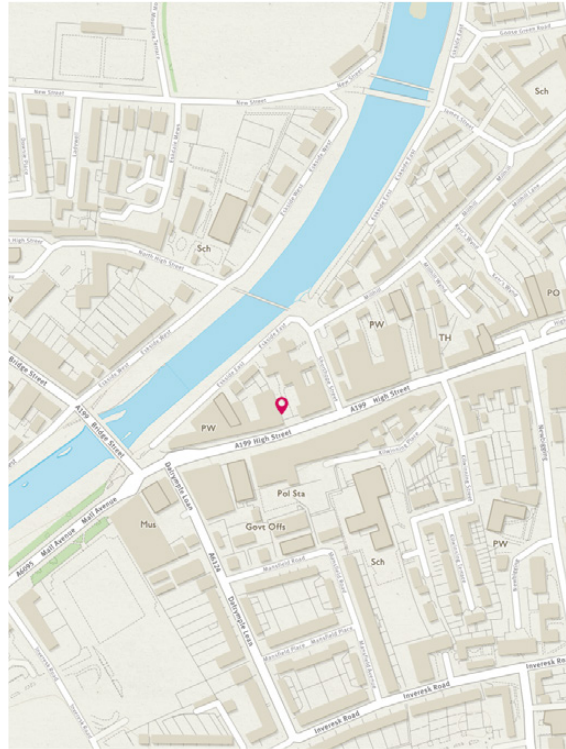
77 m²

EPC Rating

D

Extras (Included in the sale)

All fitted carpets, floor coverings, bedroom wardrobe and integrated appliances. Other items may also be available through separate negotiation.



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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