



148 North High Street,
Musselburgh, East Lothian, EH21 6AS



148 North High Street,
Musselburgh, East Lothian, EH21 6AS

A fantastic opportunity has arisen to purchase this newly converted basement flat set in the heart of Musselburgh. The flat would make an excellent first time buy or buy to let property and boasts contemporary interiors with high quality finishes throughout.

With many features to note the flat has been decorated in calming, neutral Tikkurila Optiva white toles and comes with natural oak floors, Magnet kitchen, electric combination heating and double glazed windows.

The accommodation includes an entrance door from the common stairwell with a private staircase leading to the lower hall with a useful storage cupboard. There is a large open plan lounge / kitchen with window to rear and a range of base and wall units with oven, hob, hood and fridge/freezer. There is a spacious bedroom with window to front and a storage cupboard. Completing the accommodation is a shower room with double shower compartment, full wall tiling and vanity unit to the sink.

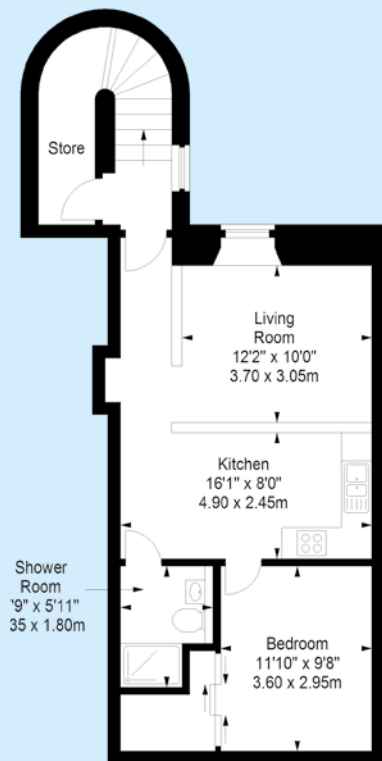
Early viewing is essential to fully appreciate this lovely home.

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Excellent road and public transport links the city and is ideal for the daily commuter.



Basement

Ground floor

Common
Stair

Accommodation

Lounge:	5.46m x 3m	(17'11" x 9'10")
Kitchen:	3m x 2.3m	(9'10" x 7'7")
Bedroom 1:	3.89m x 3.84m	(12'9" x 12'7")
Bedroom 2:	3.3m x 2.7m	(10'10" x 8'10")
Bathroom:	2.7m x 1.47m	(8'10" x 4'10")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdeen Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

0131 222 9000

edi@acandco.com

@AC_Edinburgh

acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

