



**3A Newbigging**  
**MUSSELBURGH, EH21 7AJ**

**A**

# "3a Newbigging is a spacious ground floor flat forming part of a traditional tenement"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- 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 railway station connects 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

3a Newbigging is a spacious ground floor flat (66m sq) forming part of a traditional tenement within the heart of Musselburgh's town centre. Offered in genuine move in condition, this excellent property represents an ideal purchase for a single person, couple or indeed as an investment opportunity. The accommodation comprises: welcoming hallway with cupboard space and secure entry phone system; bright and spacious living/dining room with feature fireplace; white gloss fitted kitchen with ample floor and wall mounted storage cupboards; rear facing double bedroom 1 with fitted wardrobe space; generous double bedroom 2 and a modern shower room with three-piece suite with electric shower which completes the accommodation on offer. Further benefits include: gas central heating; double glazing and communal west facing rear garden.

### EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor

3a Newbigging, Musselburgh, EH21 7AJ

Total Area: 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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