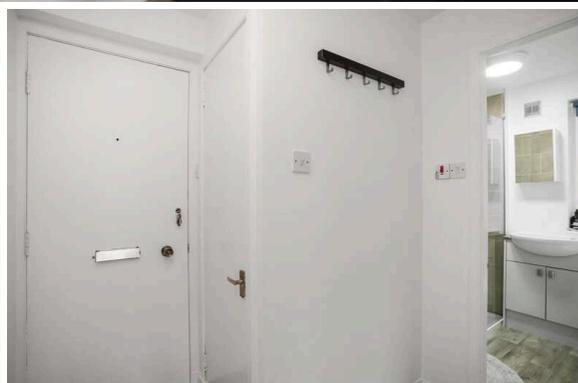




25/1 Fishermans Court, New Street
MUSSELBURGH | EH21 6JH


warners
solicitors & estate agents



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MUSSELBURGH | MUSSELBURGH | EH21 6JH

Beautifully presented, one-bedroom ground floor flat situated in an enviable and much sought after location in the coastal town of Musselburgh in East Lothian, just a short walk from the promenade.

This stunning apartment has been well-maintained and decorated to a high standard throughout, and is presented to the market in genuine move-in condition. The open plan living room/kitchen is of an excellent size, providing a great space for relaxing, or entertaining friends and family. The principal bedroom is a well-sized double, benefitting from built-in wardrobe storage, and a modern shower room with WC completes the accommodation internally.

Musselburgh Promenade and all the amenities of the town centre are both just a short walk away, and the property offers easy access to excellent public transport links.

Offering immense appeal to first time-buyers and those looking to downsize, as well as holding investment potential, early viewing is essential to avoid missing out on this fantastic apartment.

- One bedroom ground floor flat
- Ideal first-time purchase
- Highly sought-after location
- Excellent local amenities
- Double bedroom
- Living room/kitchen
- Private parking
- External storage cupboard
- Shower room
- Entrance hallway

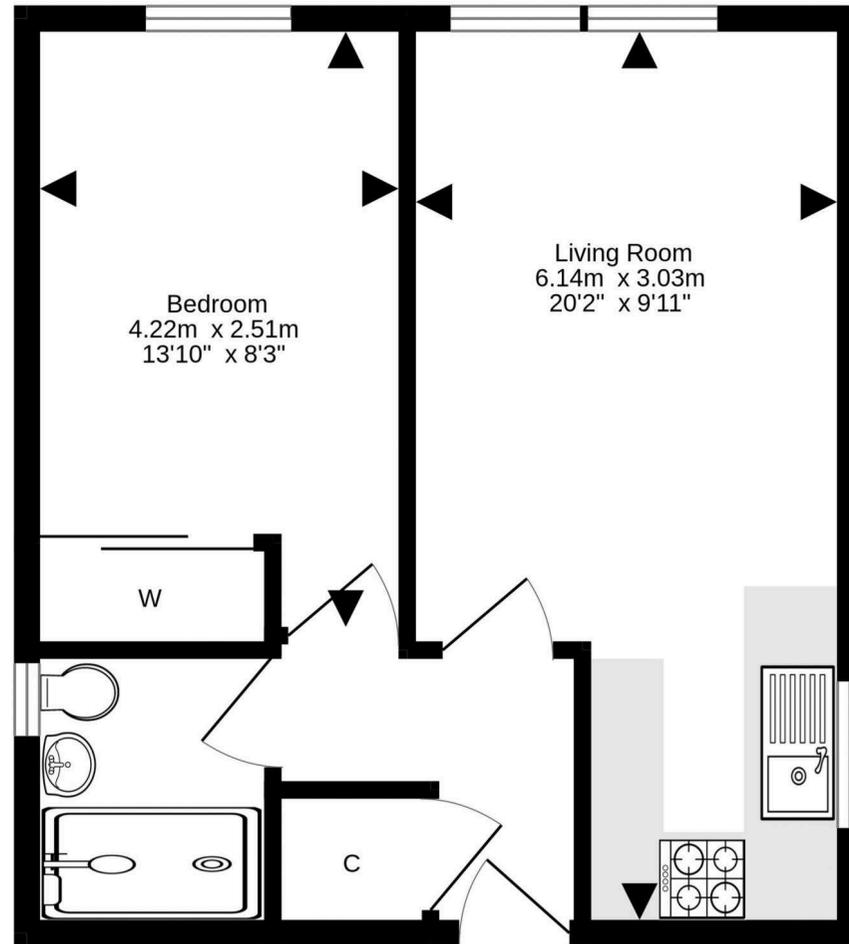
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in this sale are all window blinds, fridge and washing machine. Haverland electric heaters and instructions on how to use also included. EPC rating D .

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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.





Shower Room
1.87m x 1.63m
6'2" x 5'4"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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