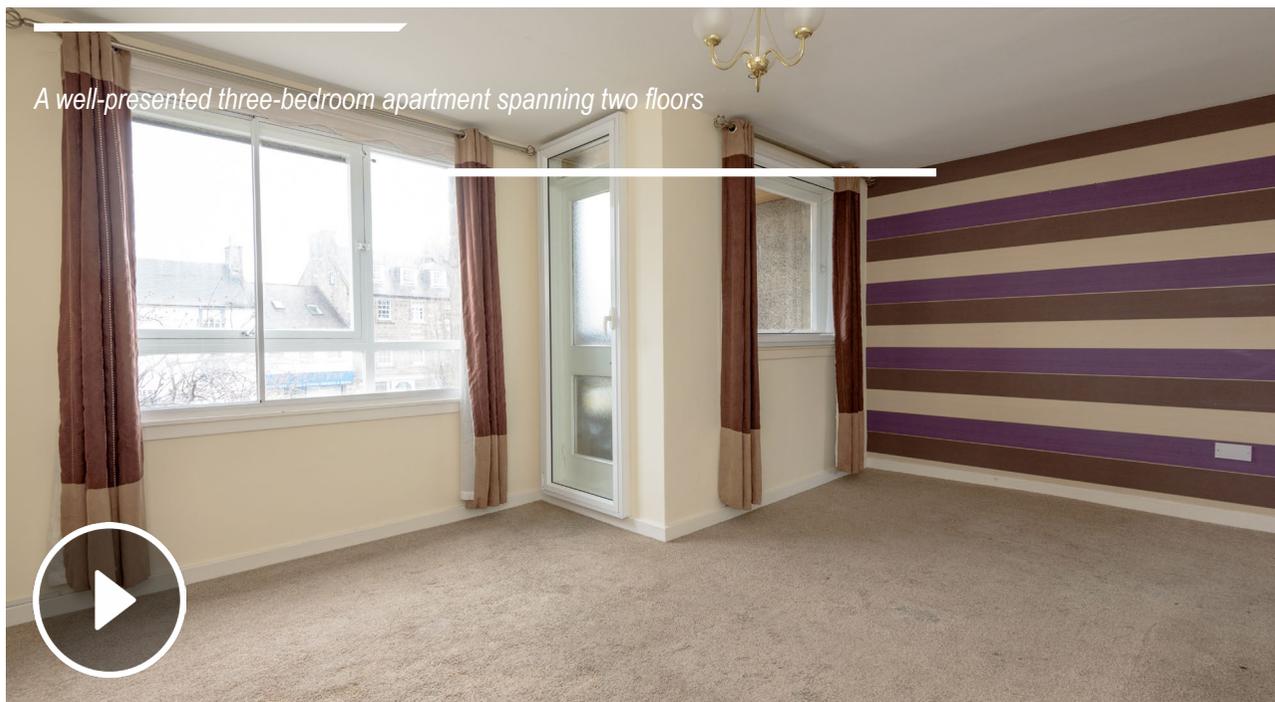




4c Newbigging  
MUSSELBURGH, EH21 7AH

Property  
**PARIS STEELE**  
01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Enjoying a central Musselburgh location just a stone's throw from the High Street, this is a well-presented three-bedroom apartment spanning two floors. From a shared walkway, the front door opens into a bright hallway with wood-inspired flooring. This leads you into a spacious sitting room enhanced by a private balcony. With plush carpeting and a stylish décor, it exudes a warm and welcoming ambience and will accommodate a variety of furniture configurations. Conveniently adjoining is a south-facing modern dining kitchen. Boasting a sizeable footprint its L-shaped layout features white wall and floor units, black quartz-effect worktops, and a black mosaic tiled splashback. Integrated appliances include a gas hob and oven. Ascending the carpeted stairs to

a light and airy landing you arrive at three comfortable double bedrooms, one of which benefits from access to a private balcony. Completing the accommodation is a loft and a well-appointed bathroom comprising a WC, washbasin, and bath with a wall-mounted shower. Externally there is on-street parking.

## FIXTURES & FITTINGS

All floor coverings, light and window fixtures and fittings, and white goods, will be included in the sale.



## PROPERTY FEATURES

- Three-bedroom apartment (one with private balcony)
- Bright and spacious sitting room with private balcony
- Modern south-facing dining kitchen
- Well-appointed family bathroom
- Loft
- Single/Secondary & some double glazing
- Gas Central Heating
- EPC – C
- Council tax band - C

## MUSSELBURGH

Musselburgh is a thriving and historic East Lothian town within easy reach of Edinburgh City Centre and the scenic coastline of this part of the country.

Situated on the banks of the River Esk, an array of leisure, retail, and dining choices are available for residents to enjoy including the famous Musselburgh Racecourse and 9-hole Musselburgh Links Golf Club. The town also has a popular leisure centre with a 25m swimming pool, a refurbished gym, and fitness classes.

Fort Kinnaird Retail Park just a ten-minute drive away boasts a multiplex Odeon Cinema, well-known retailers such as Marks and Spencer, TK Maxx, and Primark, and casual dining options including Pizza Express, Five Guys, and TGI Friday's. Larger shopping requirements can be met by a Tesco, ALDI, and Lidl within the town.

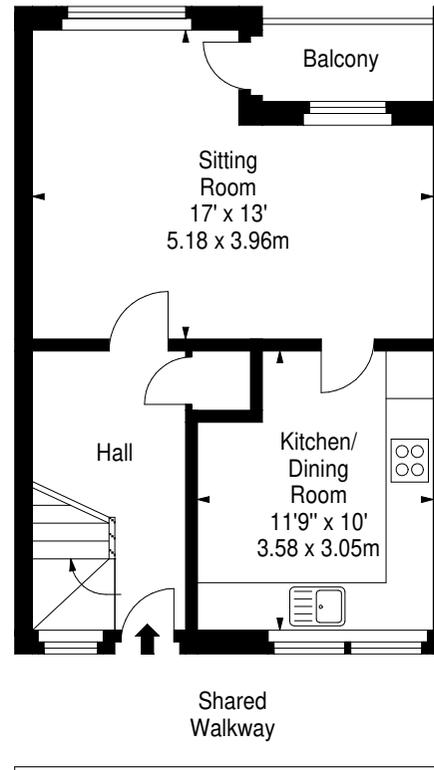
The town has primary and secondary provision, and it is an excellent location for Queen Margaret University. The City Bypass is nearby, and regular bus services take you quickly into the city centre whilst there is an efficient train line into Edinburgh Waverley and North Berwick from Musselburgh Train Station.



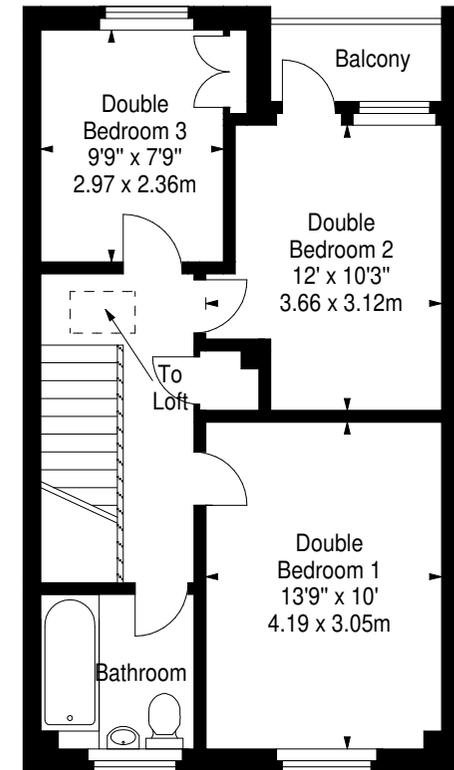
**Newbigging,  
Musselburgh,  
East Lothian,  
EH21 7AH**



Approx. Gross Internal Area  
879 Sq Ft - 81.66 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**First Floor**



**Second Floor**

**PARIS STEELE**

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**Please Note:**

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

