



2F2 Burnham 70 New Street
MUSSELBURGH | EH21 6JQ


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Set on a quiet street in the heart of Musselburgh, moments from excellent amenities, quick transport links, a few minute's walk from the promenade and scenic coastal walks is this spacious second floor apartment with stunning sea views. Boasting double glazing, gas central heating and a residents car park this property would make an ideal buy in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright twin windowed lounge with stunning sea views, fitted kitchen currently with breakfast bar, washing machine, electric hob, oven and fan and fridge/freezer and a well proportioned double bedroom with built in wardrobes. Completing the accommodation is the shower room with shower and wc.

- Spacious one bedroom apartment
- Set in the heart of Musselburgh
- Close to excellent amenities
- Welcoming hallway
- Bright lounge with sea views
- Fitted kitchen
- Well proportioned bedroom with built in wardrobes
- Shower room
- Electric Storage Heating and Double Glazing

Included in the sale are the washing machine, fridge and freezer, blinds in all rooms (including the black-out blind in the bedroom), the kitchen breakfast bar chairs and the glass coffee table. The couch and the glass dining table and chairs are available by separate negotiation. EPC rating is C

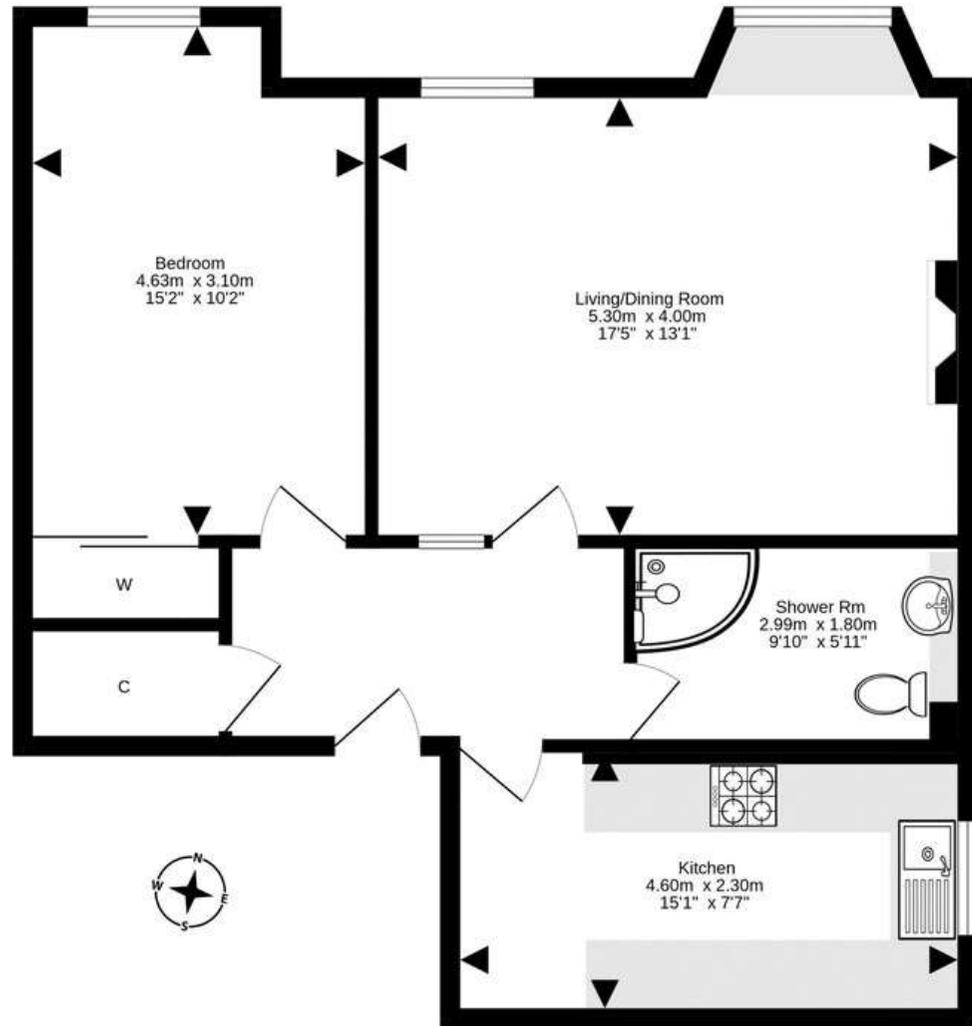
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. 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 store. Further shopping is available nearby at Asda and The 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. The property is a few minutes walk to the train station. Musselburgh also provides schools in both the state and private sector.





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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