

3A Market Street

MUSSELBURGH, EAST LoTHIAN, EH21 6PS



*FANTASTIC TWO-BEDROOM GROUND-FLOOR
FLAT LOCATED BY THE BANKS OF THE RIVER ESK*



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McEwan Fraser is delighted to offer a ¼ share in this fantastic two-bedroom ground-floor flat located on Market Street by the banks of the River Esk. The Old Bridge over the river is mere moments away and Musselburgh High Street is easily accessible by foot. The property has two generous bedrooms, a bathroom, a living room, and a separate kitchen. Further benefits include double glazing and resident parking.

The accommodation is focused on the living room, which is bright, neutrally decorated, and finished with laminate flooring. There is plenty of space for a variety of different furniture arrangements and a new owner will have plenty of flexibility to create their ideal entertaining space.

The Property



The kitchen is accessed from the living room and enjoys a full range of contemporary base and wall-mounted units that are set against a tiled splash-back. There is plenty of prep and storage space for the most dedicated of home cooks.





Bedroom one is the larger of the two bedrooms and is currently utilised as a home office. It has plenty of space for a full suite of bedroom furniture. Bedroom two is a further well-proportioned double. Both bedrooms are bright, neutrally decorated, and enjoy integrated wardrobe space.





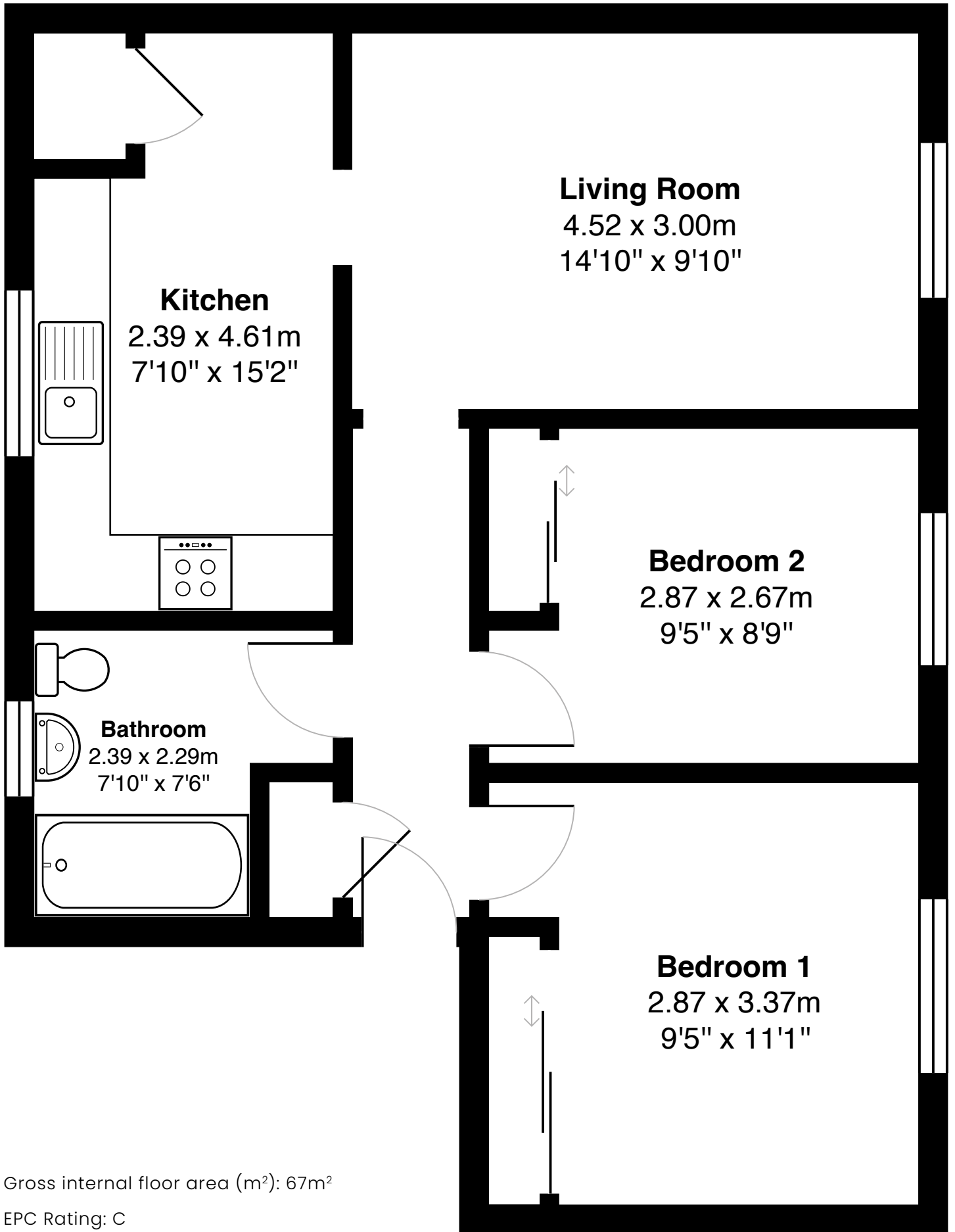
Bedroom 2





The bathroom is partially tiled and has a three-piece suite with a shower over the bath. There is a handy storage cupboard in the hall.





Gross internal floor area (m²): 67m²

EPC Rating: C

The property offers fantastic value for money and early viewing is highly recommended. Quarter share flats of this standard are rare.

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £255.63 is payable to the Association.

In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.





Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links.



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