

68 High Street

MUSSELBURGH, EAST LOTHIAN, EH21 7BX



*Generously Proportioned Two Bedroom
Flat On Musselburgh's High Street*



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THE LIVING/DINING ROOM



Inside, the property comprises:

- Spacious living/dining room which is very generously proportioned and offers a multitude of possibilities for furniture arrangements as well as a fireplace as a focal point.
- Fully equipped kitchen which is spacious and comes with freestanding white goods and ample space for storage.



THE KITCHEN





- There is one main family shower room which has a good sized shower which is powered from the gas combi boiler and has been well maintained.
- The flat is well served by two spacious double bedrooms the master bedroom has a Juliet balcony which is overlooking the rear garden which has been well maintained.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



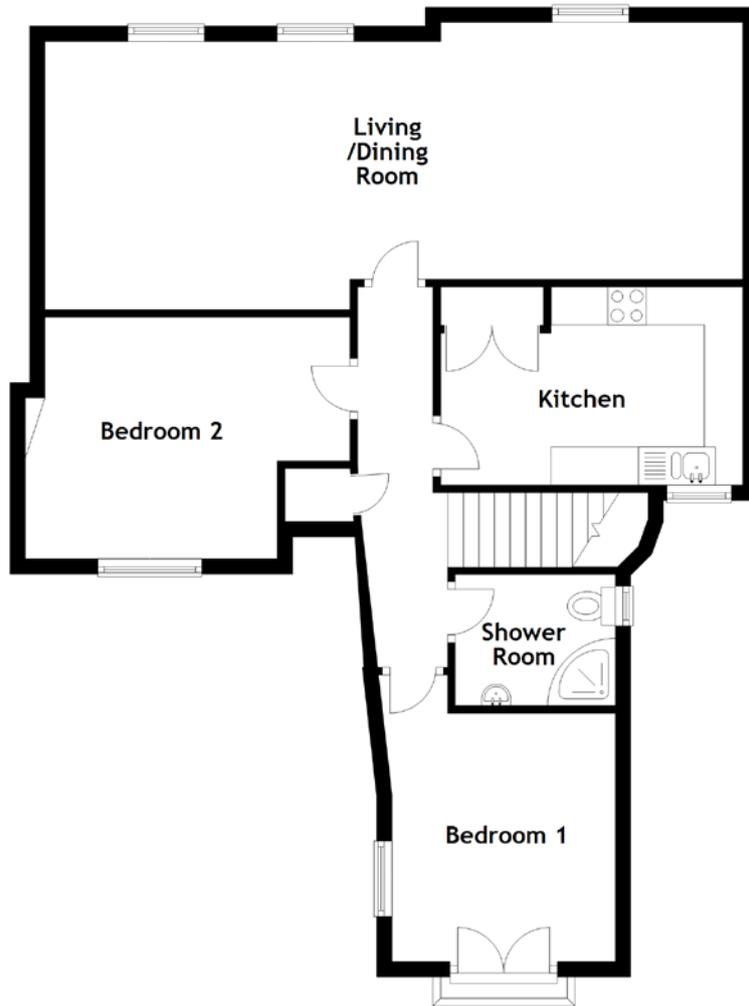
In addition, the property includes a private rear garden and has been well maintained. The property further benefits from gas central heating, double-glazed windows and on-street parking in the local vicinity.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

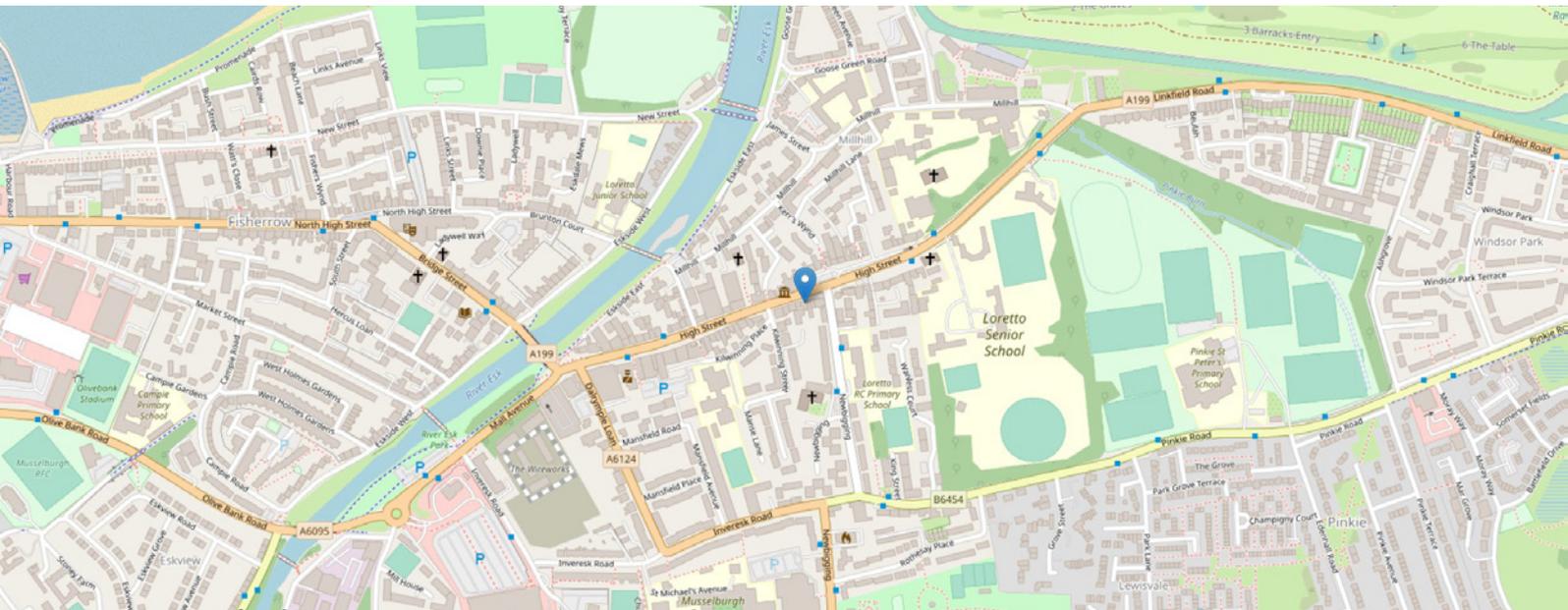


Approximate Dimensions (Taken from the widest point)

Living/Dining Room 9.10m (29'10") x 3.77m (12'4")
 Kitchen 3.94m (12'11") x 2.60m (8'6")
 Bedroom 1 3.81m (12'6") x 3.02m (9'11")

Bedroom 2 4.23m (13'11") x 3.17m (10'5")
 Shower Room 2.09m (6'10") x 1.72m (5'8")

Gross internal floor area (m²): 85m²
 EPC Rating: D



THE LOCATION

Nestled on the southern shores of the Firth of Forth, just a few miles east of Scotland's capital city, Edinburgh, lies the picturesque town of Musselburgh. This charming coastal gem is a perfect blend of historical significance and contemporary vibrancy, offering visitors a delightful experience that showcases both its rich heritage and modern allure.

Musselburgh boasts a history that dates back to Roman times, with evidence of its past still visible in its architecture and landmarks. The historic High Street is adorned with well-preserved buildings, some of which showcase stunning Georgian and Victorian architecture. The town's original medieval layout can still be traced, adding a sense of antiquity to its streets.





Renowned as Scotland's oldest racecourse, Musselburgh Racecourse is a true highlight of the town. Its lush greenery, elegant grandstands, and lively atmosphere make it a focal point for both horse racing enthusiasts and those looking for a unique day out. The racecourse hosts various events and festivities throughout the year, drawing crowds from far and wide.

Musselburgh's location along the coastline grants it the advantage of beautiful sandy beaches and scenic walks. Fisherrow Harbour, once a bustling fishing port, exudes maritime charm and provides a picturesque backdrop for leisurely strolls. Residents and visitors alike often enjoy the tranquillity of the coast, taking in the fresh sea breeze and gazing at panoramic views of the Firth of Forth and its islands.

Food lovers will find themselves spoiled for choice in Musselburgh. The town is home to an array of restaurants, cafes, and traditional pubs that offer a mix of local and international cuisines. Seafood takes centre stage, reflecting the town's maritime heritage, with fresh catches of the day gracing many menus.

Musselburgh's vibrant community spirit is evident in its calendar of events. From summer festivals celebrating art and music to local markets showcasing handmade crafts and artisanal goods, there's always something happening that brings residents and visitors together.


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**Part
Exchange
Available**



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