



## 39 South Street Musselburgh, EH21 6AT

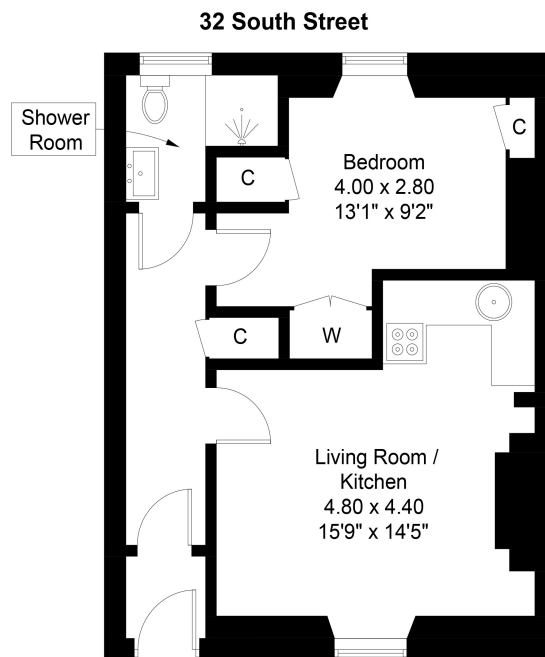
Offers Over £125,000

Viewings: Please call 07748 907 742

A Traditional Main-Door/ Lower Flat Conveniently Situated For Accessing The Shops & Services Of Musselburgh Town Centre And Offering A Great Opportunity For A First Time Buyer Or Investor

- Open-Plan Living Room/ Kitchen
- Double Bedroom
- Shower-Room
- Vestibule & Hallway
- Good Integral Storage
- Gas Central Heating
- Double Glazing
- Period Features
- Shared Drying Green
- Unrestricted Street Parking





Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

This main-door, ground floor flat offers super, starter accommodation for the first-time-buyer or investor. With attractive period features, the property is presented in light, neutral decor with fitted floor coverings throughout, and also benefits from gas central heating and 'tilt & turn' double-glazing. The flat is ideally situated on a side street only a short walk away from the abundant shopping and services of Musselburgh town centre. Keen interest is anticipated and early viewing is highly recommended.

The property is entered from the street via the vestibule with its tessellated, period floor, then by a second door to the main hallway that provides access to all rooms and includes a full-height utility cupboard.

The well proportioned living room features the original cast-iron fireplace and ceiling cornice. There are recessed bookshelves and further storage beneath the window. The kitchenette is located to the rear of the room and offers base and wall-mounted units in a modern gloss finish with integrated gas hob, electric oven, stainless steel extractor hood, and fridge. (The washing machine, also included in the sale, is conveniently plumbed into the utility cupboard, off the hallway).

The double bedroom enjoys a peaceful outlook to the rear drying green and benefits from an integrated double wardrobe, plus a deep, full-height cupboard and a press that houses the central heating boiler.

The shower room has modern, white sanitary ware and a tiled enclosure housing the electric shower unit. There is a high level window and a chrome heated towel ladder.

Externally, there is a secluded, shared drying green to the rear, plus..

.. unrestricted on-street parking.

**Energy Rating: C      Council Tax Band: B**

#### Location

Known as 'The Honest Town', Musselburgh is a thriving town, offering a mix of local shops, services, bars & restaurants, plus a choice of supermarkets including a 24-hour Tesco. Fort Kinnaird shopping complex, only a short drive away, provides an extensive range of High Street names, including Marks & Spencer. There are a variety of sporting and leisure amenities including Fisherrow Yacht Club, Musselburgh Links (the oldest golf course in the World), Musselburgh Race Course, Musselburgh Leisure Centre and swimming pool, and The Brunton Theatre. The town offers excellent transport links, including frequent bus services and a regular train service to Waverley Station. Queen Margaret University campus is only a short distance from Musselburgh town centre.

#### Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



## Your Personal Professional Property Service

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