



SIMPSON & MARWICK

95 North High Street
Musselburgh, EH21 6JE

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Charming 4 bedroom period house with private rear garden.

- Modern fitted kitchen/dining room with Range cooker and central island
- Dining room
- Sitting room with wood burning stove and French doors to the garden
- Large utility room with shower room off
- Double bedroom 1 with dressing room/study
- 3 further double bedrooms
- Bathroom and separate WC
- Lovely low maintenance rear garden
- Private entrance pend offering excellent storage
- Gas central heating and timber framed double glazing.

Description

95 North High Street is a well presented and deceptively spacious terraced house situated in the heart of Musselburgh. This charming period home is located just off the High Street, within walking distance of the River Esk, The Promenade and large park on New Street.

The property, which has been upgraded by the current owners, is well proportioned throughout and offers flexibility with regard to the room usage. For example, the room beside Double Bedroom 1 is currently utilised as a study but it would also make a superb dressing room or could also be converted into an ensuite (subject to necessary consents).

The property is accessed via a private, secure side pend which leads to the garden and also provide bike storage space. There is also a substantial attic storage space.

EPC Rating D



Location

Musselburgh is a thriving town steeped in history. The High Street has a good mix of local shops, restaurants and banks and there is also a Tesco Superstore. Musselburgh is located just 6 miles to the east of Edinburgh city centre, with regular bus and train services making it an easy commuter location. Queen Margaret University's new campus is within walking distance and the Fort Kinnaird shopping complex provides an extensive range of High Street retail shops including a Marks & Spencer store. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

Fixture and Fittings

All fitted carpets, curtains, blinds and light fittings are included in the sale price as are the Range, boiling water tap and fridge in the kitchen and the freezer in the utility room. Some other items of furniture are available by separate negotiation for example the furniture in bedroom 1 and 4. The shed, playhouse and clothes dryer in the garden will remain. The Hoover is excluded.

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 2090 Sq Ft - 194.16 Sq M
 For identification only. Not to scale.
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