

1E HARBOUR COURT, HARBOUR ROAD

Musselburgh, East Lothian, EH21 6DL

RETTIE



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A tastefully decorated 2-bedroom apartment in the historic market town of Musselburgh, with off street secure parking and in a superb position close to Fisherrow Harbour and the beach at Musselburgh Promenade.

Musselburgh High Street 1 mile, Musselburgh Railway Station 1 mile,
Edinburgh City Centre 5 miles (all distances are approximate)





Accommodation:

First Floor: Entrance Hall, Sitting/Dining Room, Kitchen, Two Double Bedrooms and a Bathroom

Parking: Secure covered private car park with the allocation of one parking space. Additional unrestricted on-street parking.









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Situation:
The historic Fisherrow district of Musselburgh, a former fishing village just east of Portobello, has become a desirable location known for its sandy beach, quaint 17th century harbour and scenic views over the Firth of Forth. 1E Harbour Court is positioned close to the harbour and within walking distance to both the beach and High Street, with delightful walks and cycle paths along the River Esk and the John Muir Way.

The property allows convenient access to a variety of shops, supermarkets and restaurants from its doorstep, whilst the local retail/ leisure park at Fort Kinnaird provides superb additional shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club.

Situated only 5 miles to Edinburgh City Centre, the apartment provides an ideal commuter base into the city with excellent bus services as well as commuter rail links from both Musselburgh (1 mile) and Wallyford Train Stations. In addition, the A1 trunk road and City By-Pass also provide easy access to Edinburgh's International Airport as well as transport links north and south.

For golfing enthusiasts, there are a choice of fabulous golf courses in the area to include The Old Links course within Musselburgh itself – renowned as being the oldest golf course in the world, as well as the prestigious clubs of Muirfield, Luffness, Archerfield and The Renaissance Club further along the East Lothian coast. The town also benefits from a reputable racecourse, sailing facilities at the harbour and water sports facilities along the coast.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is located only 1.5 miles away and within walking distance, as well as being within close proximity to Queen Margaret University.





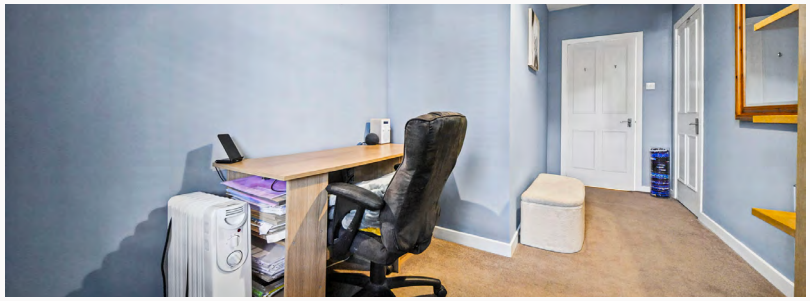
Description

1E Harbour Court is situated on the first floor of the Harbour Court development which combines 18 apartments over 3 floors. Accessed via a communal stairwell with elevator and entry phone system, the property also benefits from a secure covered private car park with the allocation of one parking space.

The property boasts a spacious sitting/dining room with ample space for a seating area to one end and a dining area to the other, alongside pleasant views overlooking neighbouring gardens. The adjacent kitchen benefits from a range of wall and floor mounted units to incorporate an electric oven with hob above and space for a free-standing washing machine and tall fridge freezer. There is the potential, subject to planning, to remove the adjoining wall between the kitchen and sitting room in order to make a large open-plan kitchen living space which is popular with modern families.

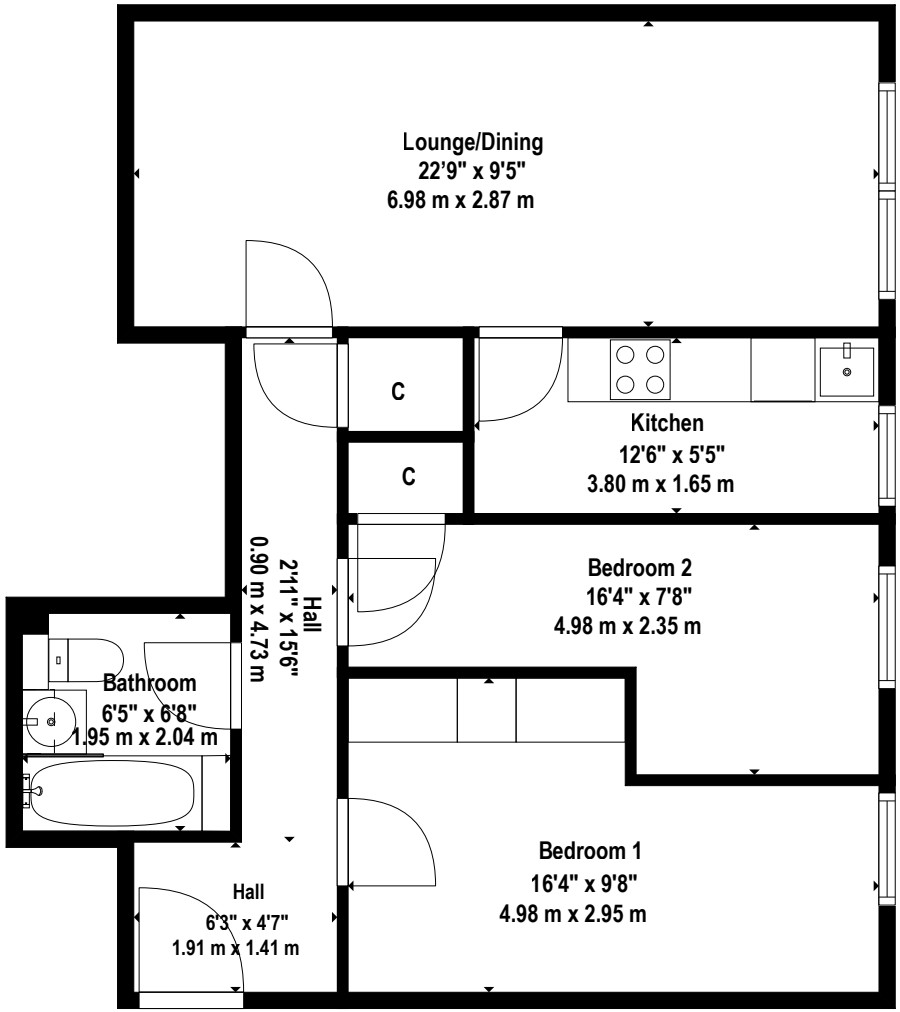
There are two double bedrooms with the principal bedroom benefitting from a wall of integrated wardrobes and the secondary bedroom, currently being utilised as a study, also having an integrated cupboard store. A family bathroom completes the accommodation with a shower over bath, wash basin and WC with the added benefit of underfloor heating.

The property should appeal to a variety of buyers; most notably first-time buyers, downsizers or as an ideal investment property that could be utilised for students attending Queen Margaret University. In addition, it would make a convenient pied-à-terre apartment for overseas students attending Loretto School, or for those who would like a secondary residence close to the superb facilities that both Edinburgh and East Lothian have to offer.









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Measurement point

Indicates area of Limited Use Space

Gross internal area: 678.1 sq ft / 63 sq m

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings
Only items specifically mentioned in the particulars are included in the sale; this will include all integrated appliances, carpets, light fittings and blinds.

Services
Mains electricity, drainage and water with electric central heating

Factoring Fees
Trinity Factors manage the development with an annual factoring fee of circa £600 per annum paid towards the maintenance of the communal areas.

Viewing
Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk For the benefit of those with satellite navigation the postcode for the property is EH21 6DL

EPC Rating
Band D

Local Authority
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

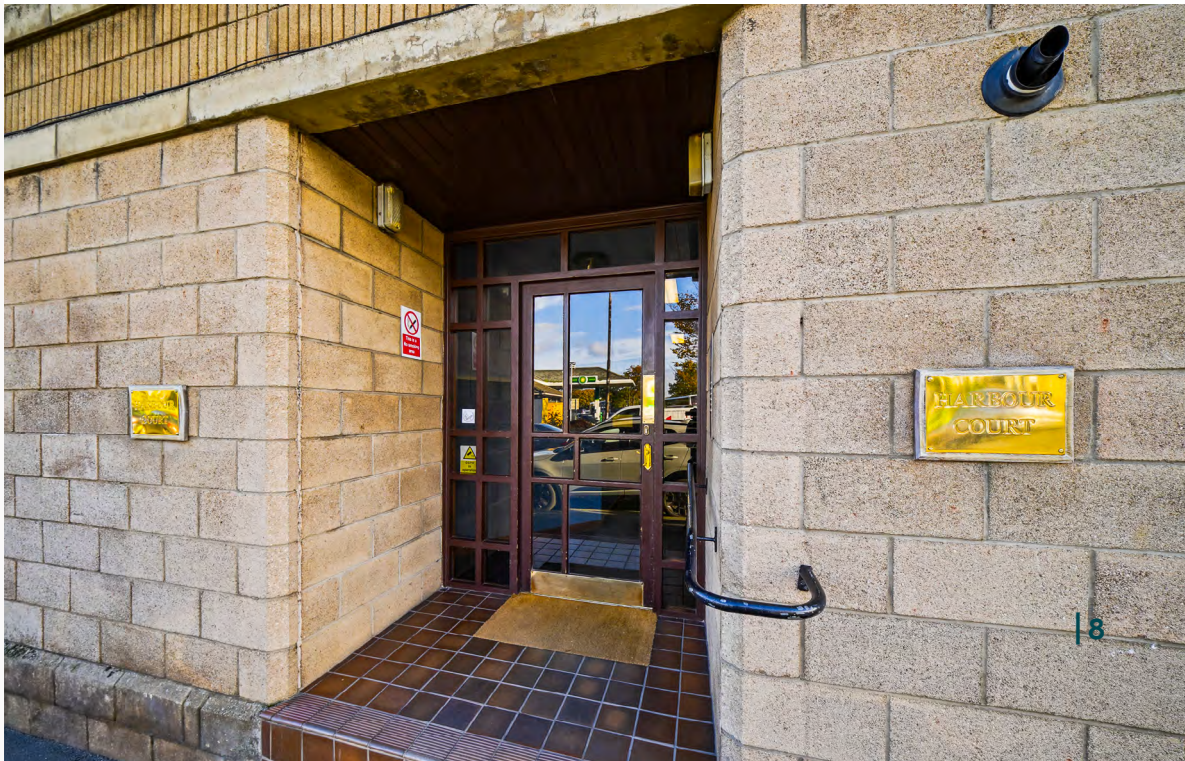
Council Tax
Band D

Entry and Vacant Possession
Entry and vacant possession will be by mutual agreement.

Home Report:
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie, their clients, and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3.All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.










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PRESTON
Granton Harbour
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Port of Leith
Britannia
Eastern Craigs
Leith
Sewage Works
Portobello
Craigentinny
Meadowbank
Craigmillar
Duddingston
Prestonfield
Newcraighall
Whitehill Mains
Monktonhall
Whitecraig
Edmonstone
Crookston
Hillhead
Fisherrow
Inveresk
Musselburgh Links
Cuthill Rocks
Little Ox
Industrial Museum
Levenhall
Wallyford
Summerside
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