



10d Bush Terrace
Musselburgh, EH21 6DF

Deans 
Solicitors & Estate Agents LLP

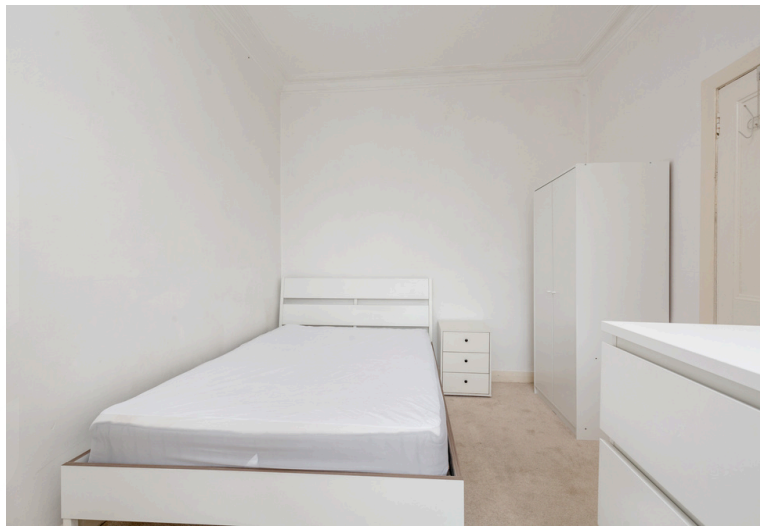


GROUND FLOOR FLAT

- Living Room/ Dining Room/ Kitchen
- One Bedroom
- Shower Room
- Communal Front & Rear Garden
- Double Glazing & GCH
- EPC Rating – D



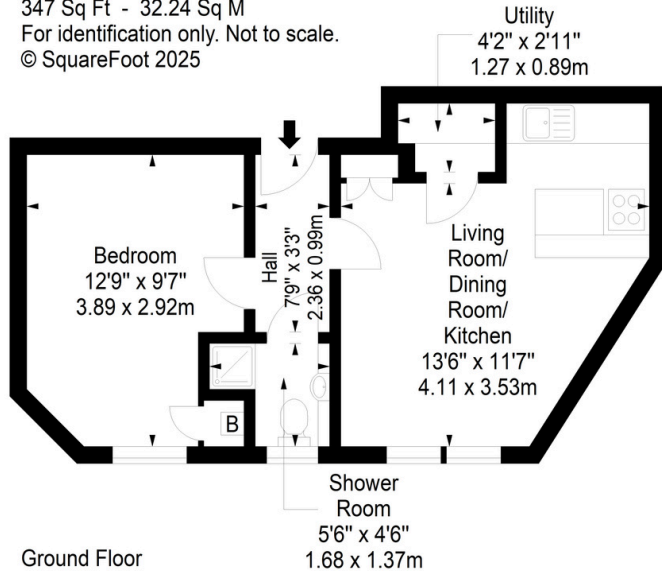
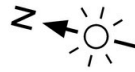
This well-proportioned ground floor flat is situated in the popular coastal town of Musselburgh, East Lothian. The property is conveniently located close to the High Street, offering easy access to a wide range of shops, bars, restaurants, and several supermarkets within the town. It also benefits from excellent transport links, with Musselburgh Train Station just a short walk away, providing convenient travel routes both north and south. The accommodation comprises; a welcoming entrance hallway, bright living room/ dining room/ kitchen, one double bedroom and a shower room. Externally there is a communal area to the rear and free on-street parking is available in the area. The property features double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, oven, fridge, freezer and washing machine. All appliances are sold as seen with no warranty provided.



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Musselburgh,
East Lothian, EH21 6DF**



Approx. Gross Internal Area
347 Sq Ft - 32.24 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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