



FLAT 3, THE WIREWORKS

Inveresk Place, Musselburgh, East Lothian, EH21 7FJ



1

Public Room



3

Bedrooms



2

Bathroom



FLAT 3, THE WIREWORKS

Stylishly presented with attractive, contemporary interiors and neutral décor throughout, this ground-floor apartment forms part of a sought-after new development overlooking the tranquil, tree-lined River Esk in Musselburgh. The apartment offers spacious and flexible accommodation, including an open-plan kitchen, living, and dining room, three bedrooms, an en-suite shower room, and a separate bathroom, and it benefits from access to well-kept shared gardens and a private allocated parking space.

As well as having riverside walks on the doorstep, the apartment benefits from close proximity to Musselburgh's excellent amenities, including supermarkets (with one just next door to the development), well-known high street stores, independent retailers, primary and secondary schooling (as well as a highly regarded independent school), leisure and fitness facilities, excellent transport links, including a train station, and a wealth of green space.







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RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Ground-floor apartment in Musselburgh
- Part of a sustainably built development next to the River Esk
- Secure shared entrance
- Airy hallway with built-in storage
- Fabulous open-plan kitchen, living, and dining room with access to shared gardens
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Family bathroom with shower-over-bath
- Access to landscaped shared gardens
- Private allocated parking with visitors' spaces and EV chargers
- Bin and bike stores







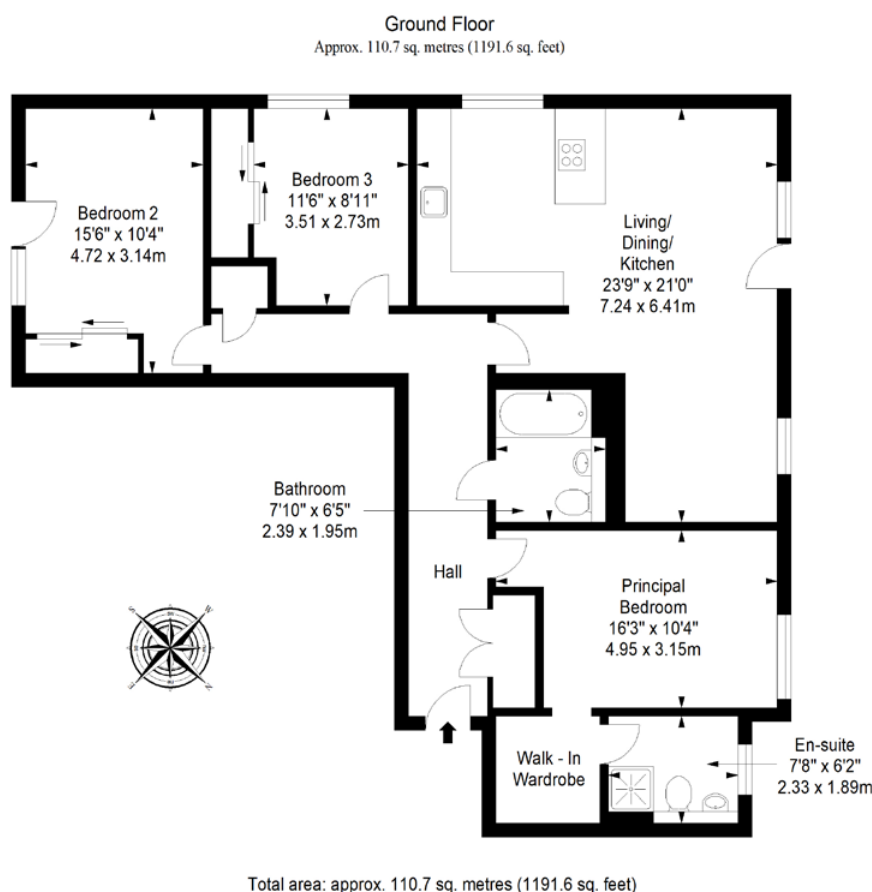
Extras: Integrated kitchen appliances comprising an oven, hob, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Taylor & Martin. The cost per quarter is around £180.



MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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