



# 13 ESKVIEW TERRACE

Musselburgh, East Lothian, EH21 6LT



1

Public Room



2

Bedrooms



1

Bathroom





## 13 ESKVIEW TERRACE

**T**his main-door upper flat is situated on an established street in Musselburgh, adjacent to Haugh Park and the River Esk and enjoying a lovely leafy outlook. The flat accommodates a living/dining room, a kitchen, two double bedrooms, and a shower room, and it benefits from access to a private garden and unrestricted on-street parking.

In addition to having the park and river across the road for tranquil walks, the flat is perfectly situated for easy access to the excellent amenities that Musselburgh has to offer. These include shops, with a selection of well-known retailers, independent stores, and supermarkets, schools at primary and secondary levels (including an independent option), transport links (including bus, road, and rail services), a beach, and further beautiful green space.











**D**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Main-door upper flat in Musselburgh
- Adjacent to Haugh Park and the River Esk
- Private front door and entrance hall
- Southeast-facing living/dining room with leafy views
- Bright fitted kitchen
- Two double bedrooms with built-in storage
- Three-piece shower room
- Access to a private garden
- Unrestricted on-street parking











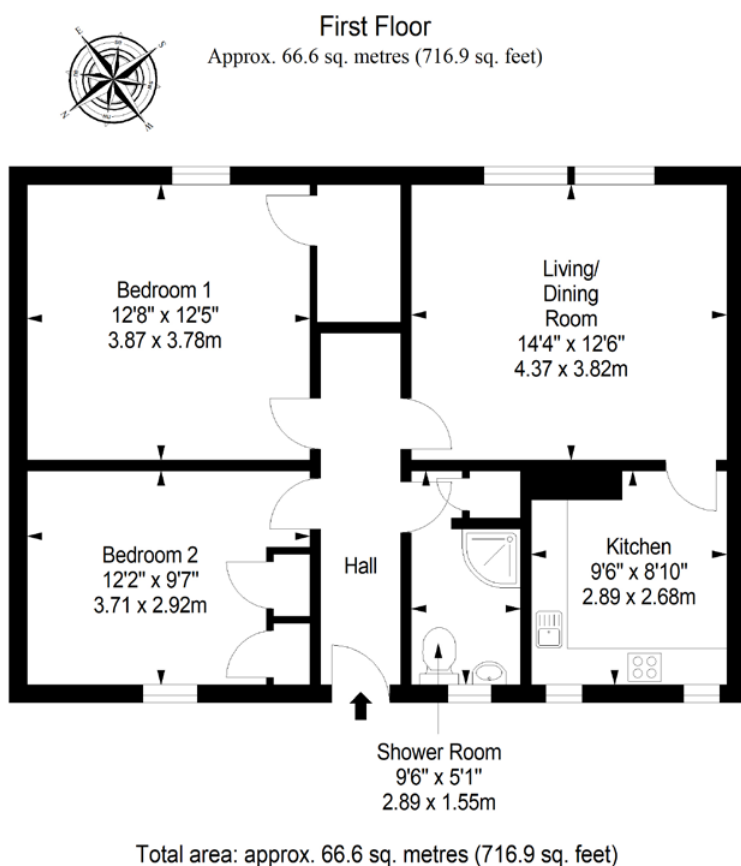


Extras: The sale includes integrated kitchen appliances, comprising an oven, hob, and extractor hood. Whilst freestanding kitchen appliances (fridge, freezer, and washing machine) are available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.



# 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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