



1D Harbour Road
Musselburgh
East Lothian, EH21 6DL



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Forming part of a traditional building in Musselburgh, just a stone's throw from the harbour, promenade, and beach, this first-floor flat enjoys an open-plan kitchen, living, and dining room, a double bedroom, and a shower room, all presented with attractive, modern interiors and neutral décor. Externally, the flat benefits from access to a shared garden and unrestricted on-street parking.

A secure shared entrance and stairwell lead to the flat's front door on the first floor, and you are welcomed inside by a hallway with built-in storage, setting the tone for the interiors to follow with neutral décor and wood-styled flooring. On your right, you step into the open-plan kitchen, living, and dining room, creating a sociable open space for everyday life and entertaining. The room is illuminated by a west-facing window capturing afternoon and evening sun and it enjoys neutral décor and a fitted carpet.

Features

- Traditional first-floor flat in Musselburgh
- Situated a stone's throw from the harbour, promenade, and beach
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Entrance hall with built-in storage
- Open-plan kitchen, living, and dining room
- Double bedroom with walk-in wardrobe and study
- Stylish, contemporary shower room
- Access to a shared garden
- Unrestricted on-street parking
- Electric heating and double glazing

“The room is illuminated by a west-facing window capturing afternoon and evening sun...”

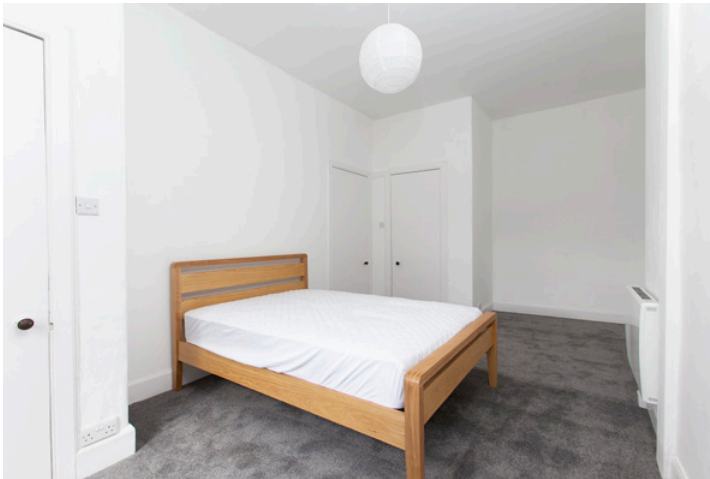




The living area provides plenty of space for lounge and dining furniture, and the adjoining kitchen is fitted with cabinets, spacious worktops, and splashback tiling, as well as an integrated oven, hob, and extractor hood. An undercounter fridge and washing machine are also included.



*“..space for
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Across the hall, the flat's double bedroom provides ample space for freestanding furniture and is supplemented by a walk-in wardrobe and a naturally lit, versatile study space. Finally, a stylish shower room completes the accommodation on offer, comprising a large shower enclosure, a basin set into storage with a mirrored vanity cabinet above, and a WC, all enveloped by chic wall and floor tiles.

The flat is kept warm by electric heating and the windows are all double glazed.



“The flat enjoys access to a shared garden,
whilst unrestricted on-street parking can
be found on Harbour Road..”





Externally, the flat enjoys access to a shared garden, whilst unrestricted on-street parking can be found on Harbour Road.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, and washing machine will be included in the sale.



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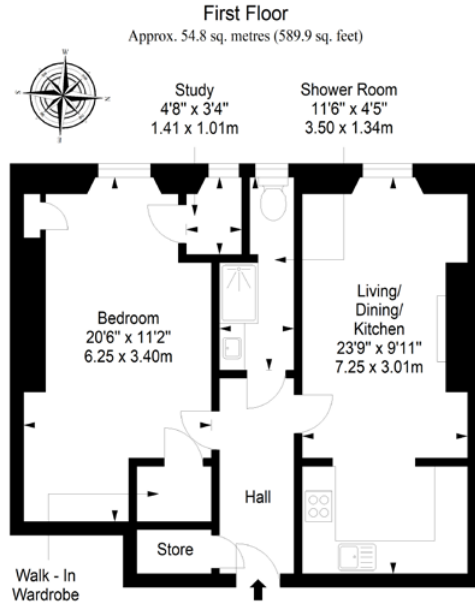




Musselburgh, East Lothian

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.

Floorplan



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

EPC Rating - D | Council tax band - B | Home report Value - £170,000



Price & Viewings

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