



**72/72 INVERESK ROAD**  
MUSSELBURGH, EAST LoTHIAN, EH21 7BQ



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This beautiful main-door lower flat forms part of a traditional mid-terrace building in the heart of popular Musselburgh. The two-bedroom residence has a charming combination of modern neutral interiors and lovely period features; plus, it enjoys quality fixtures and fittings, including a modern kitchen and shower room. The home is in move-in condition and it provides a convenient location too. It is close to a large supermarket, and is within easy reach of amenities, schools, and transport links, as well as the local beach.

Inside, a traditional vestibule (with period floor tiles) provides a lovely introduction, flowing through to a hall with further characterful details and four-panel wooden doors. The hall offers storage and leads right into the living/dining room. Here, neutral décor and plush carpeting create an elegant aesthetic that is instantly inviting. A bay window (with plantation shutters) ensures a light-filled ambience, whilst the period cornicing and ceiling rose bring added charm. The space is finished by a handsome fireplace and a shelved recess for display items. Meanwhile, the kitchen has a modern design, appointed with wood-toned cabinets and a generous expanse of worksurface space which is backed by mosaic splashbacks. It comes with a selection of freestanding appliances and has access to outside.

## FEATURES

- A lower flat in move-in condition
- Part of a traditional building
- Situated in the heart of Musselburgh
- Neutral interiors with period details
- Private main-door entrance
- Traditional entrance vestibule
- Central hall with two cupboards
- Living/dining room with bay window
- Well-appointed fitted kitchen
- Two south-facing double bedrooms
- Modern three-piece shower room
- Private front garden
- Shared drying green to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing





Set at the rear of the home, the two double bedrooms both have south-facing aspects, as well as attractive neutral décor and wood-textured floors. The principal bedroom has the larger footprint and a press cupboard, whilst the second bedroom provides homeowners with excellent versatility, whether used as a second bedroom, an office, or a nursery. Finishing the accommodation is a monochrome-inspired shower room, which is equipped with a hidden-cistern toilet and storage-set washbasin with adjoining counterspace, a towel radiator, and a step-in shower cubicle. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a private front garden that has a low-maintenance design; plus, it has access to a shared drying green to the rear of the home. Unrestricted on-street parking is also on offer to the home's front.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, dishwasher, brand-new washing machine, and condenser tumble dryer to be included in the sale.







## 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 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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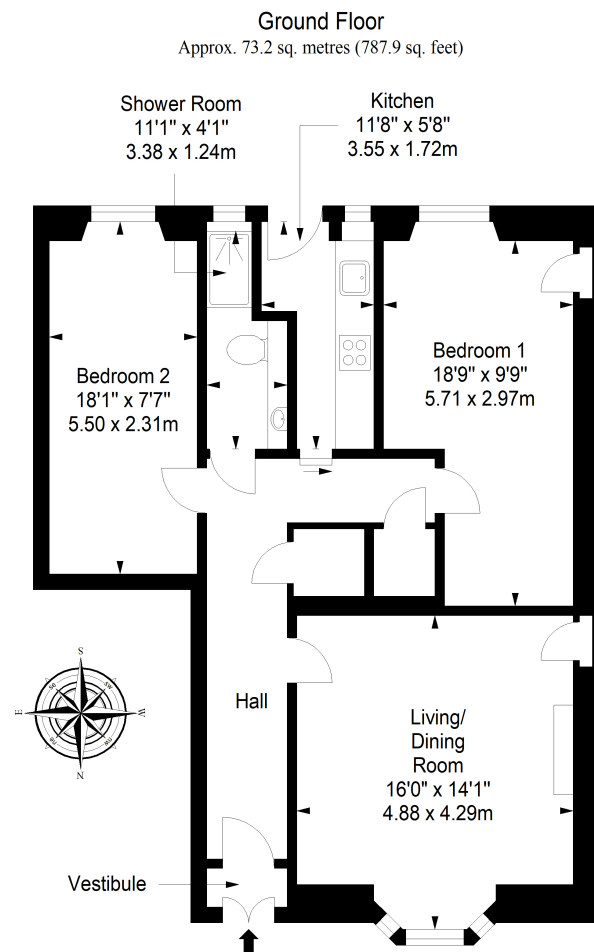


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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 73.2 sq. metres (787.9 sq. feet)