



**11a Mansfield road**  
**Musselburgh, EH21 7DS**

**A**



# *"11A Mansfield Road is a beautifully presented, bright and spacious 3 double bedroom first floor flat"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- UNRESTRICTED ON STREET PARKING



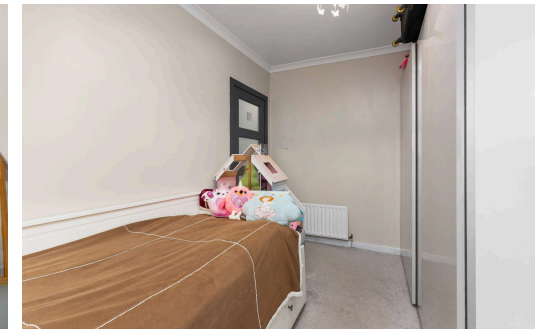
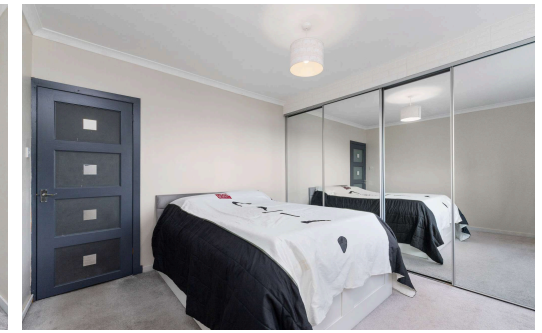


## LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



## DESCRIPTION

11A Mansfield Road is a beautifully presented, bright and spacious 3 double bedroom first floor flat, ideally situated to take advantage of Musselburgh's vast amenities.

Offering family-sized accommodation in genuine move-in condition, the property which is entered via a secure door entry system, comprises: well maintained shared stair; welcoming entrance hall with cupboard off with sliding doors; well-proportioned living / dining room with feature fireplace and space for a table and chairs; modern and well-equipped breakfasting kitchen with built in cooker and gas hob; generously sized double bedroom one with twin windows and built in wardrobe; double bedrooms two with built in wardrobes; bedroom three with built in wardrobes and contemporary shower room. Further benefits include gas central heating; double glazing; private rear garden area; private external cellar providing ample storage; unrestricted street parking; great local amenities and good transport links.

## EPC RATING

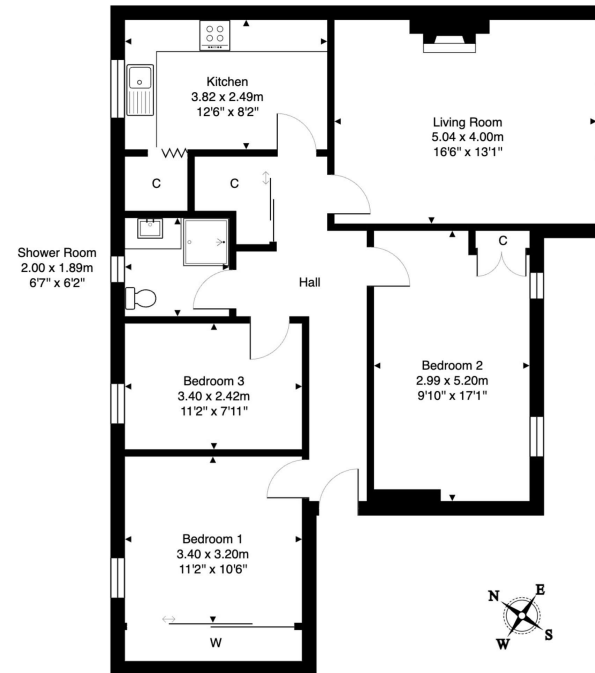
The energy efficiency rating for this property is band C.



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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