

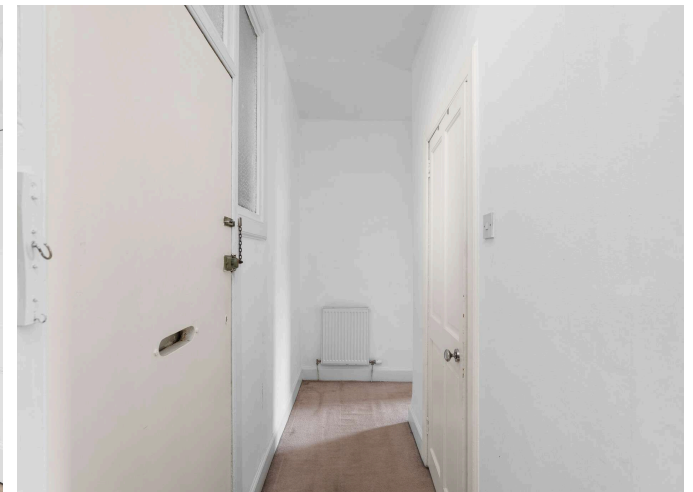
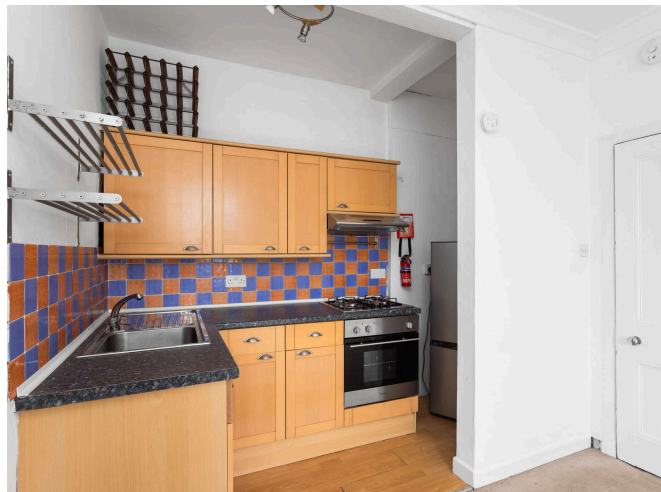


32E Beach Lane
MUSSELBURGH, EH21 6LB

A

"32E Beach Lane is a charming first-floor flat set in a traditional tenement in the coastal town of Musselburgh"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- SEPARATE W.C
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES





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, 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 railway station connects 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 B, however, please check with the local authority.



DESCRIPTION

32E Beach Lane is a charming first-floor flat set in a traditional tenement in the coastal town of Musselburgh. The property is situated in a quiet residential street, close to the beach and Promenade.

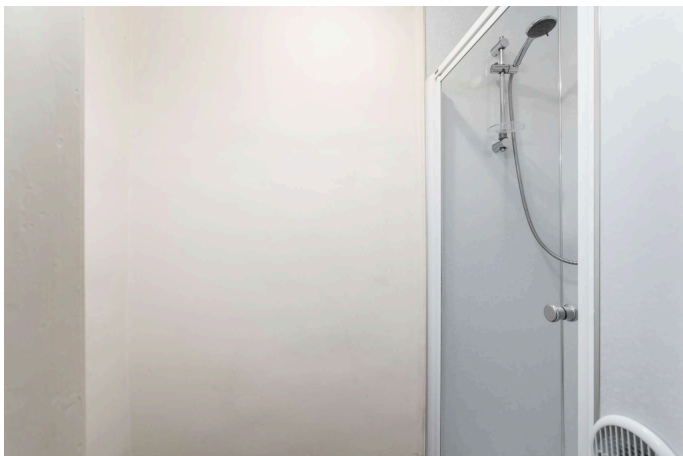
Accommodation comprises: secure door entry system; stairwell; hallway with cupboard off; living room/dining room open plan to a fitted kitchen offering a range of modern floor and wall mounted units; the two double bedrooms echo the generous proportions and impressive ceiling height of the living accommodation. The main sleeping area is accompanied by excellent built-in cupboard space, whereas the second bedroom demonstrates great versatility, offering alternative options for use, such as a home office; good sized shower room and separate WC compartment complete the accommodation.

Further benefits include gas central heating, double glazing, communal rear garden and unrestricted on street parking.

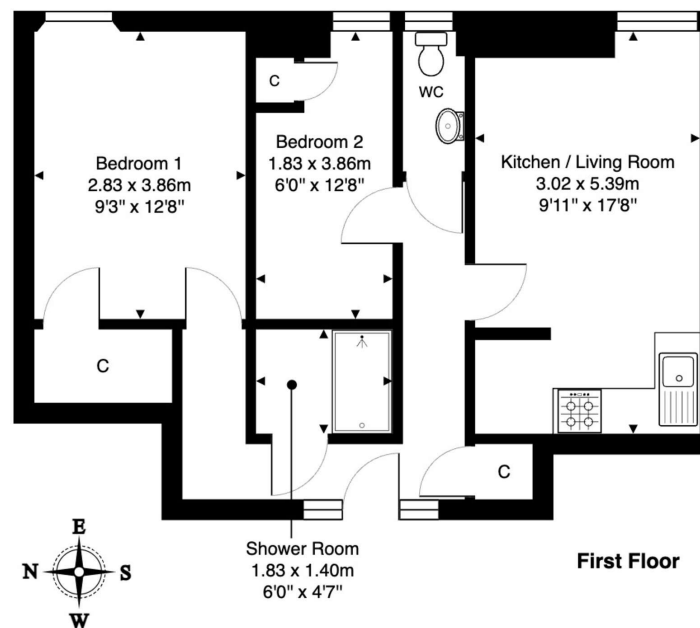
EPC RATING

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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Total Area: 51.5 m² ... 554 ft²

All measurements are approximate and for display purposes only.



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