

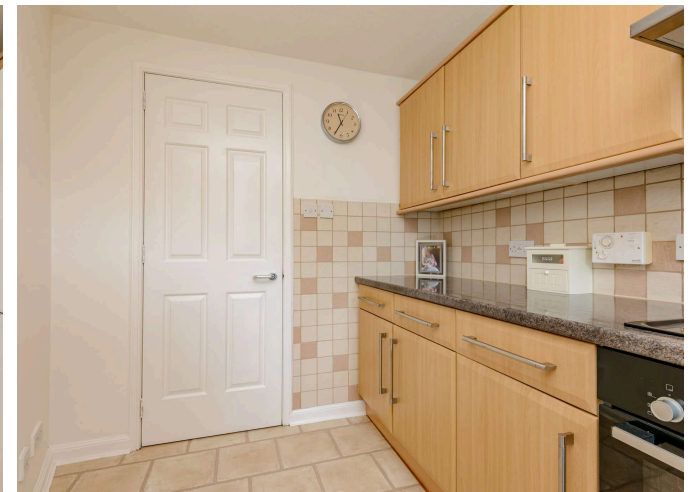


37C Eskside West
MUSSELBURGH, EH21 6PR

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"37C Eskside West is a generously proportioned two bedroom first floor flat nestled next to the River Esk"

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



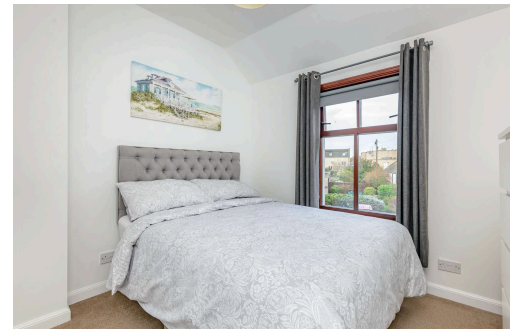


LOCATION

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 D, however, please check with the local authority.



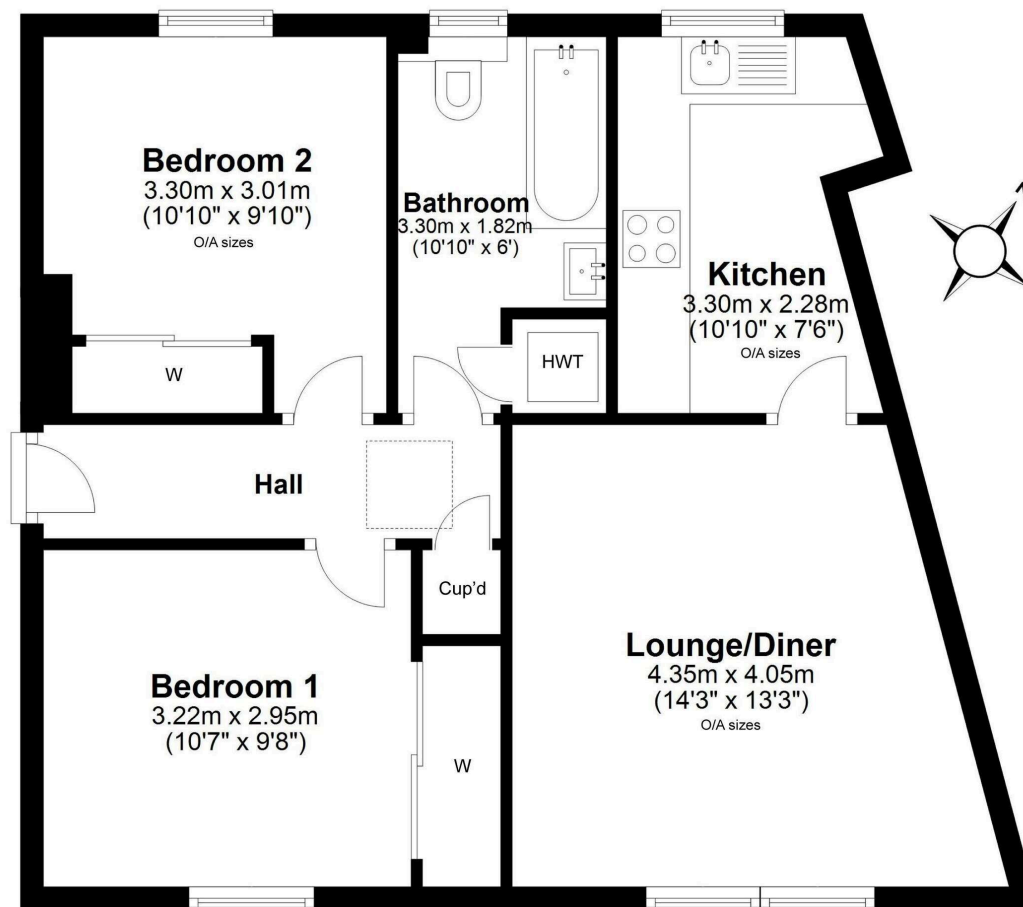
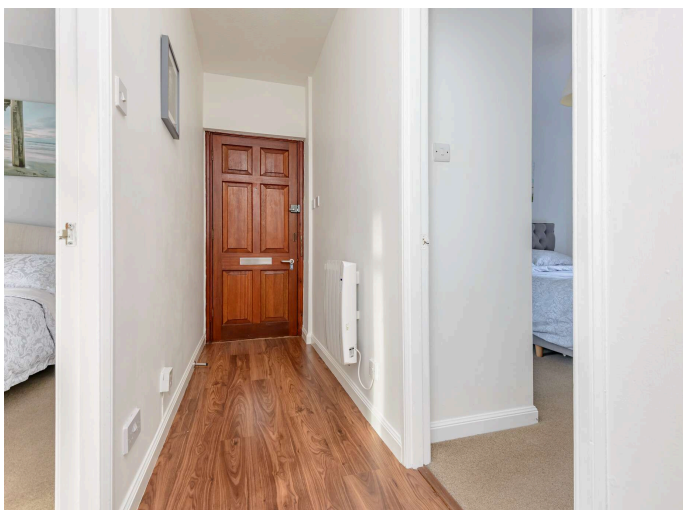
DESCRIPTION

37C Eskside West is a generously proportioned two bedroom first floor flat nestled next to the River Esk enjoying a beautiful waterside setting in popular town of Musselburgh. In addition to generous accommodation and a bright southerly aspect, the property benefits from private residents parking. Accommodation comprises: entrance to the rear through a pend; secure entry phone system; hallway with storage; bright and spacious living room with double south-facing window; modern fitted kitchen with built in appliances; two excellent sized double bedrooms, both with built-in wardrobes and a three-piece bathroom, with a shower over the bath completes the property. Further benefits include partially floored attic, electric heating, double glazing and private parking to the rear.

EPC RATING

The energy efficiency rating for this property is band D

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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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