










Solicitors & Estate Agents



1 The Parsonage

Musselburgh | East Lothian | EH21 7SW

A fantastic opportunity has arisen to purchase this attractive ground floor flat (sold with the furniture if desired) forming part of an established modern development with communal grounds and residents parking. Quietly positioned in the heart of Musselburgh, lying close to the impressive Loretto school and grounds with Musselburgh Race Course and all the amenities of the High Street just a short walk away.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Residents parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The property shall undoubtedly appeal to the first-time buyer or rental investor and merits internal viewing to be fully appreciated. Access is via a secure entry phone system into the communal stairwell, with Flat 1 comprising; entrance hallway with storage provisions, a front-facing lounge/diner, modern fitted kitchen with appliances included in the sale, a spacious double bedroom and bathroom comprising of a white three piece suite with electric shower over bath. Further benefits include electric heating and double glazing.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washer/dryer. It should be noted that the main bulk items of furniture can be included in the sale if desired.

Gardens and parking

There are communal garden grounds located to the front and rear of the building with resident's parking available within the development.

Additional Information

Please note that all residents are obliged to join the resident's association and are subject to a contribution of approx. £250 per annum. This includes owners key access to the delightful communal grounds together with direct pedestrian gated access directly onto Musselburgh High Street and the maintenance of the grounds and gardens.

Viewing

By appointment with Neilsons on 0131 625 2222.



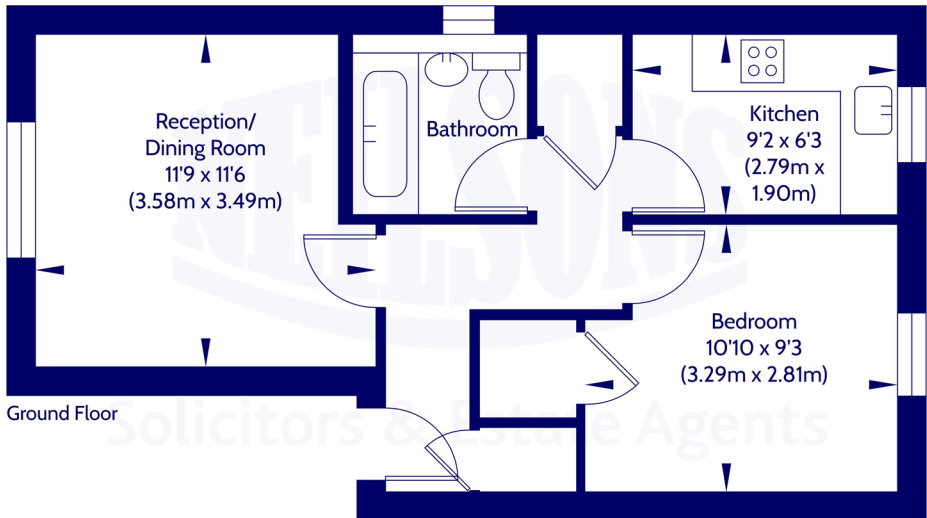


Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course Musselburgh Race Course. There are frequent public transport services which run to many parts of the city including Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.



Approx. Gross Internal Floor Area 38.78 Sq M / 417 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

