



Solicitors & Estate Agents



Offers Over

£175,000

33E Edinburgh Road

Musselburgh | Edinburgh | EH21 6EE

Enjoying a beachside location and superb views across the Forth to Berwick Law, this spacious top floor (second) flat provides well-proportioned two bedroomed accommodation in the popular East Lothian town of Musselburgh.

 2 Bedrooms

 1 Reception room

 1 Bathroom

Private balcony

 Shared garden/drying green

 Free on street parking

 EPC rating – C

 Council tax band- C



Description

Accessed via a well-maintained communal stair, at the top floor the front door opens to a welcoming L-shaped hallway with useful built-in storage and ideal home-office space. The generous reception room is to the front, with an open fireplace and glazed door to the southwest facing balcony. The dining kitchen is to the rear and enjoys superb views to the water, there is an original built-in dresser and modern base units with space for a cooker, washing machine and fridge freezer. Two large storage cupboards, one which houses the Worcester combi boiler, provide useful additional storage and there is ample space for a dining table and chairs. The principal bedroom has a bay window to the front and built-in storage cupboard whilst the generous second double bedroom to the rear enjoys the wonderful view. A bathroom with white suite, double ended bath and over bath shower completes the accommodation. Benefits include gas central heating and useful external storage – a cupboard on the landing outside the front door and a lock-up at ground floor level ideal for bikes, buggies or garden equipment.



Extras

The washing machine, fridge freezer, bedroom curtains, curtain poles and light fittings are to be included in the sale.

Balcony, Garden and Parking

In addition to the private southwest facing balcony which provides the ideal spot for al-fresco dining during the warmer months, the property benefits from access to a large shared garden/drying green to the rear, with an allocated drying area private to the flat, bordered by the beach and enjoying lovely views. The garden is predominantly laid to lawn with clothes drying posts and access the shared storage space. Free and unrestricted on street parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

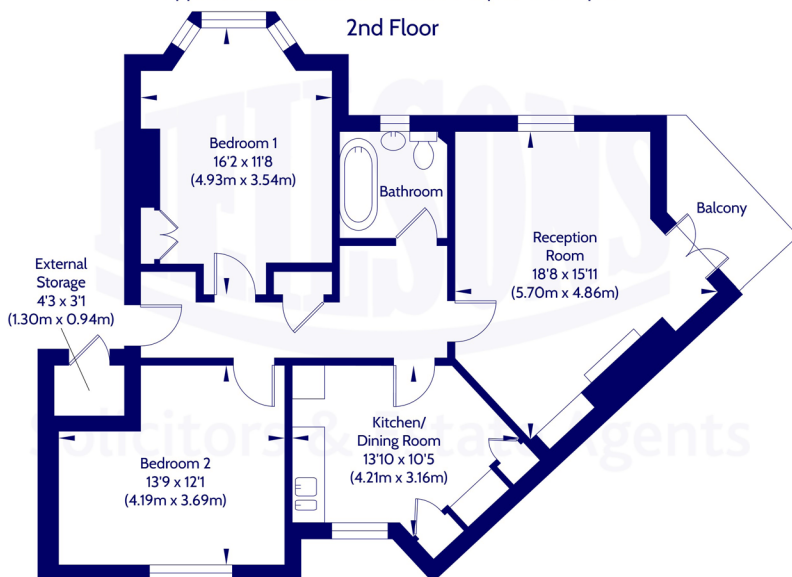
Musselburgh is an historic coastal town in East Lothian, just five miles east of Edinburgh City Centre, offering the ideal balance of seaside charm and city convenience. The River Esk runs through the town, which is home to a vibrant mix of independent shops, welcoming cafés, bars and restaurants, along with the nearby Fort Kinnaird Retail Park for extensive high-street shopping, a multi-screen cinema and dining options. The town benefits from excellent leisure and recreational amenities, including the renowned Musselburgh Racecourse, a choice of golf courses, the sports centre and swimming pool, as well as picturesque coastal walks and cycle routes. Queen Margaret University is also located close by, contributing to a thriving and well-connected community. Frequent bus services and Musselburgh Railway Station provide swift links into Edinburgh and beyond, making this an attractive location for commuters. An increasingly sought-after place to live, Musselburgh combines natural beauty, a connected community feel and superb transport links.





Approx. Gross Internal Floor Area 77 Sq M / 830 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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