





Welcome

This lovely first floor flat is set in the heart of Musselburgh, moments from the beach and harbour. Boasting a spacious rear facing lounge with space for lounge and dining room furniture and leading from the lounge is a covered balcony area, perfect for relaxing or alfresco dining.

The kitchen is of excellent proportions and has a good range of wall and base units with attractive metro tiling around the wooden worktop. Good space to accommodate a dining room table, spotlights and front facing window.

There are three generous double bedrooms all with the benefits of excellent built in storage and a modern bathroom comprising bath, wash hand basin set within vanity unit and wc and window giving natural light. The property is tastefully decorated throughout and benefits from gas central heating, double glazing and a useful large store located at the front door. Externally there is a sizeable private garden area, a bike store and unrestricted on street parking.





Musselburgh

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. The town is an excellent gateway to East Lothian's miles of beautiful coastline, forests and hills making it the ideal spot for the outdoor enthusiast. Further amenities can be found in neighbouring Portobello, with its iconic promenade and superb range of boutique shops, cafes and waterside bars/restaurants. The property is a short walk to Queen Margaret University. Musselburgh itself has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and world famous race course. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.

Extras

Included in the sale are window covering (excluding curtains in the yellow bedroom) and some electrical items may be by separate negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

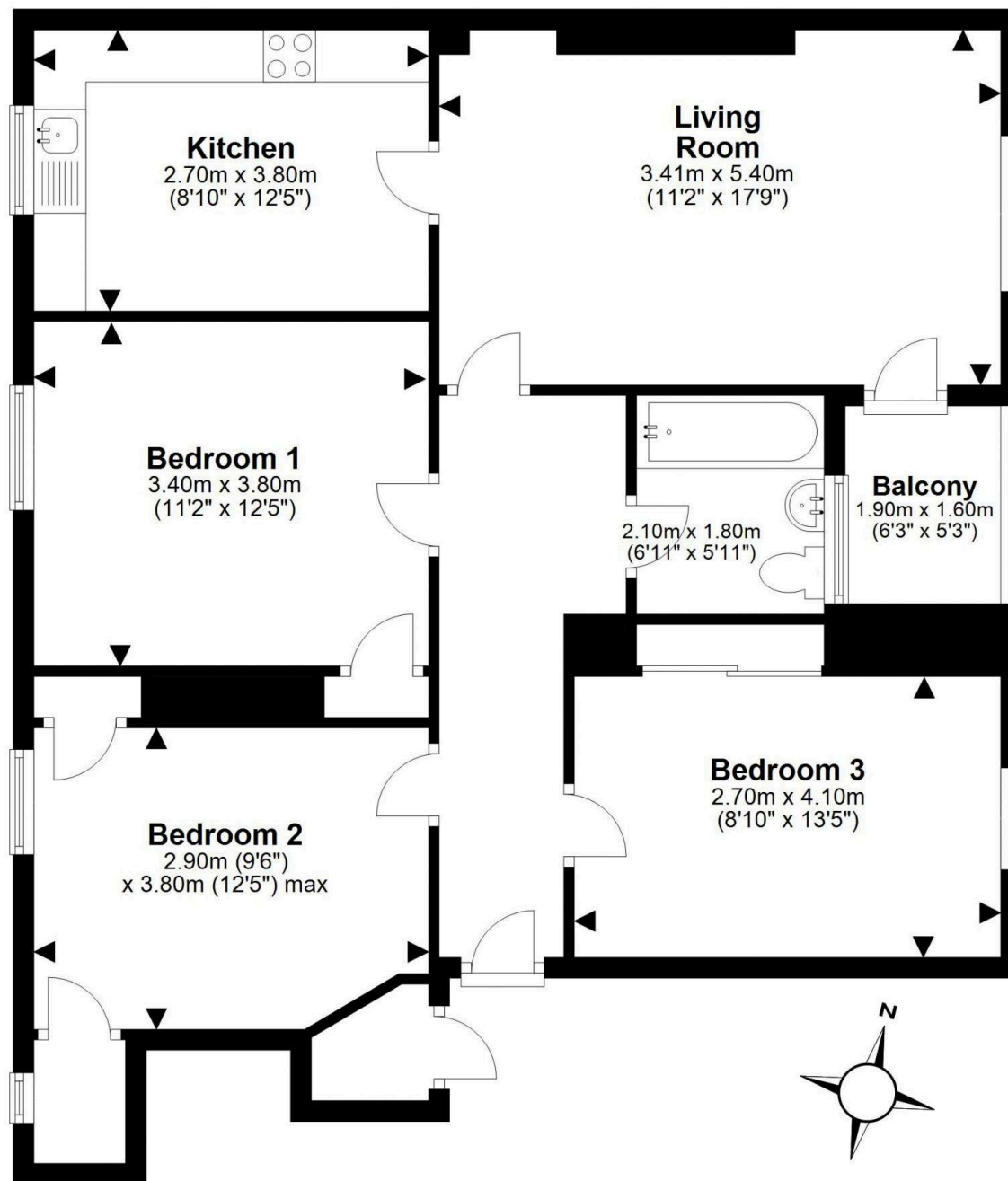
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.