

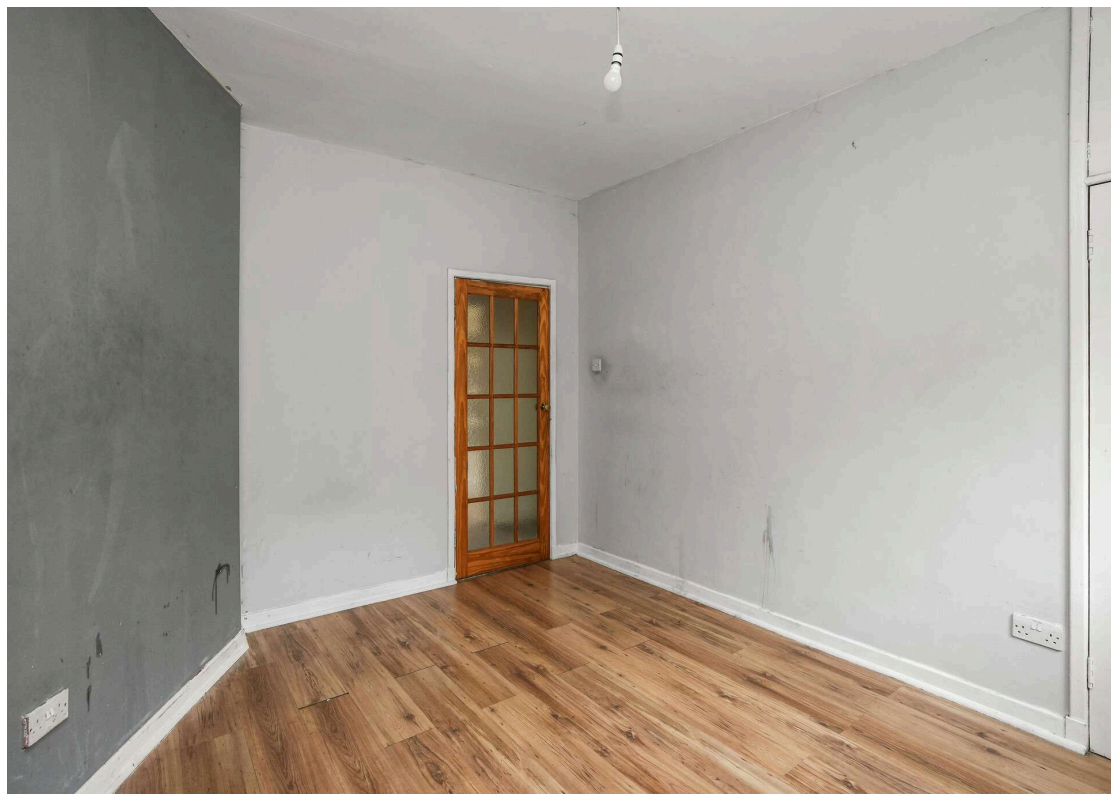




Welcome

Welcome to Beach Lane, this well-proportioned ground floor flat offers spacious family sized accommodation with three double bedrooms. The property further benefits from double glazing, gas central heating, private gardens to the front and to the rear along with unrestricted on street parking. Ideally situated just a stone's throw from the beach in the highly sought after coastal town of Musselburgh in East Lothian, close to an abundance of amenities, shops, bars, restaurants, schooling and swift transport links. The property is presented to the market in a reasonable order with some minor upgrading required, offering an excellent opportunity to the first time buyer, small family or those looking to downsize having the convenience of a ground floor apartment. An early viewing is recommended.

- Reception hallway.
- Living room rear facing with access to the rear garden.
- Fitted kitchen with some white goods included.
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private gardens to the front and to the rear.
- Store cupboard in the stair.
- On street parking available.





Musselburgh

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and the appliances. No warranty applies to any white goods included in the sale and these items are deemed to be sold as seen.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

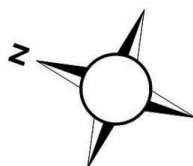
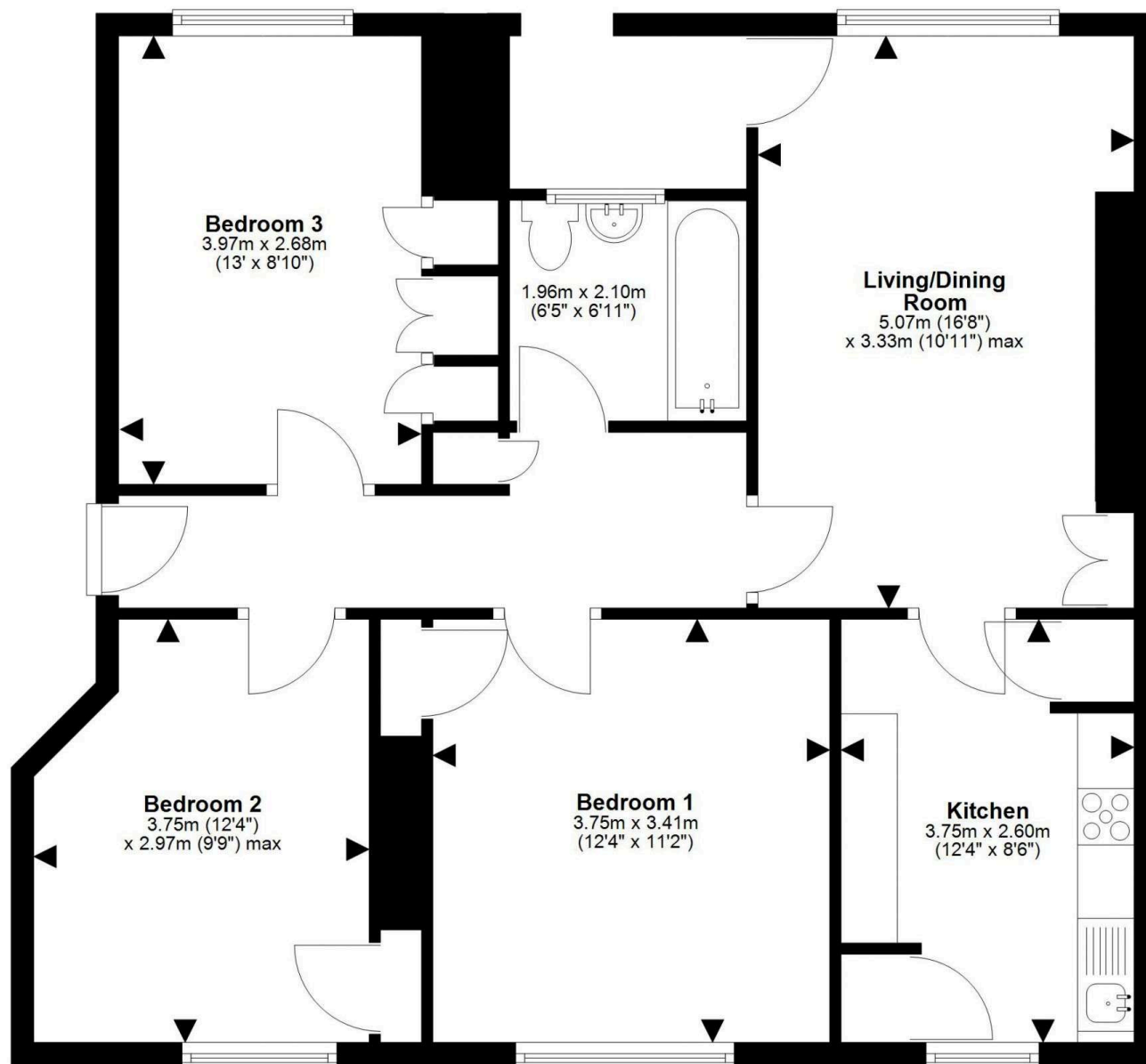
Bruntsfield Office:

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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