





Welcome

Nestled quietly away within a small development is this stunning 2nd floor flat with unrivaled views over Musselburgh Golf Club. The flat is in pristine condition with fantastic natural light and briefly comprises :-

- Welcoming entrance with two generous sized storage cupboards.
- Generous sized lounge with ample space for lounge and dining room furniture, excellent natural light from the corner window formation and beautiful views over Musselburgh Golf Course.
- Modern shaker style kitchen with a good range of wall and base units, electric oven and hob with extractor fan over, spotlights, stainless steel sink situated under window.
- Two double bedrooms with ample storage from the mirrored built in wardrobes.
- Internal bathroom with shower over bath, glazed shower screen, shower boards to walls, wash hand basin set within vanity with mirror above and wc with concealed cistern.
- The flat is set within a secure stair-well with entry phone system.
- Externally the flat has an allocated parking space and each flat has an individual outdoor bin store.
- New flooring throughout and DG replaced within the last five years.





Musselburgh

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Extras

The property is sold as seen and any white goods will be included within the sale.



Get in touch

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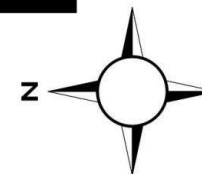
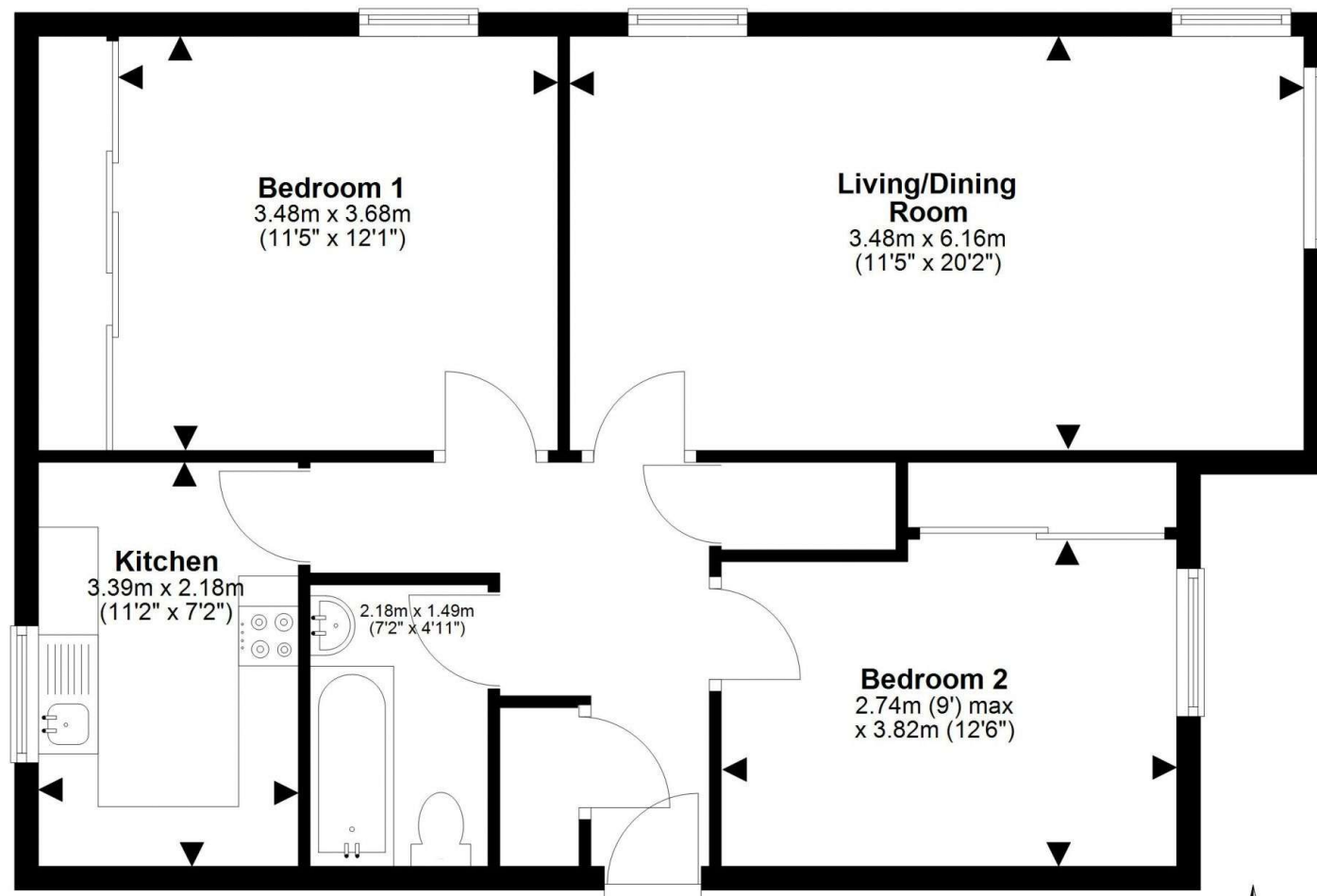
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CHARTERED FIRM

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.