



Attractive

Two-bedroom, second floor flat



This attractive, two-bedroom, second floor flat has a fantastic location in the heart of Musselburgh, a stone's throw from the picturesque River Esk and the hustle and bustle of Musselburgh High Street, with its excellent selection of shops, cafes and restaurants. Travelling into the city is easy with the choice of regular trains or buses. The accommodation is in move-in condition and consists of a communal stair, a hallway, with two generous cupboards, a dining lounge, with an electric fire and a shelved recess. The kitchen has a nice range of Howdens, shaker style units and appliances. There is a large double bedroom, with a walk-in wardrobe and a cupboard housing the boiler, a second double bedroom, with attractive cornicing and two wardrobes, and a smart shower room, with a walk-in shower, rain effect shower head, vanity unit, high storage and nice tiling. There is a communal garden to the rear, with an area of grass, a patio, shed and bin area. There is plenty of on-street parking.

Key Features

- Communal stair
- Hall, with storage
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Communal garden
- On-street parking



Musselburgh

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£185,000

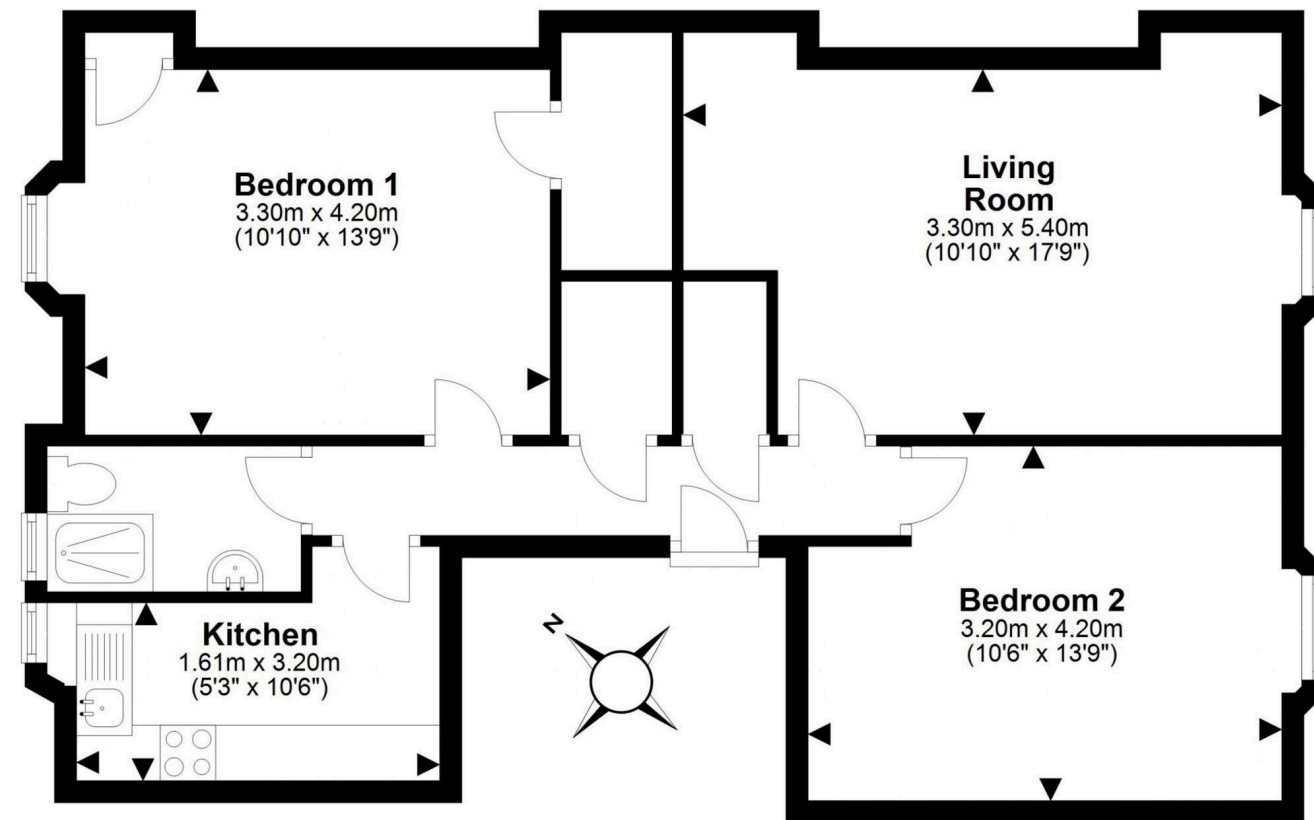
EPC Rating

C

Tenure

Freehold





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.



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