



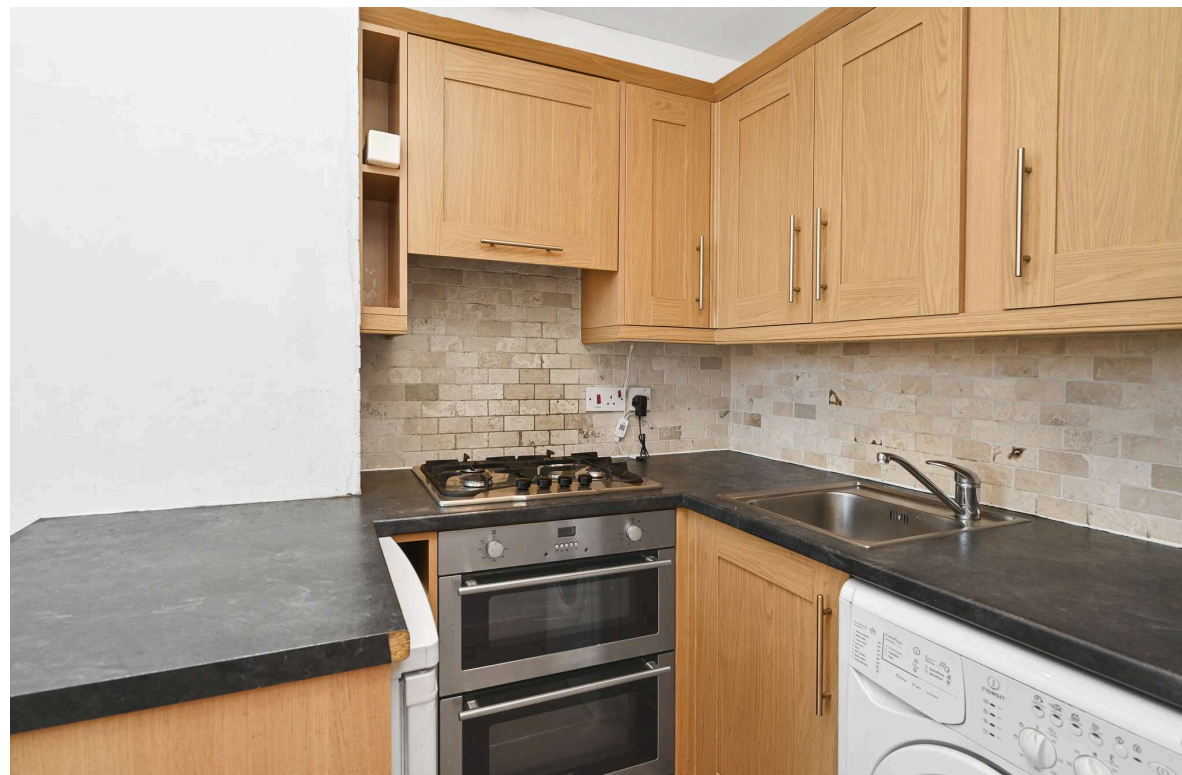
Attractive Two-bedroom, third floor flat



This attractive, two-bedroom, third floor flat has a fantastic location in the heart of Musselburgh, a stone's throw from the picturesque River Esk and the excellent selection of shops, cafes and restaurants the town has to offer, as well as having excellent transport links by bus and train. This is an ideal property for a first-time buyer or an investment opportunity. The accommodation is in need of some modernising and consists of a communal entrance stair, with entry phone system, a hall with a storage cupboard housing the boiler and fridge, and a cupboard housing the shower. There is a bright, open plan kitchen/living room to the rear of the property, with a range of fitted kitchen units, appliances and breakfast bar, an Edinburgh Press and space for seating. There is a double bedroom to the front, with cornicing and an Edinburgh Press, a single bedroom and a separate W.C. There is also a communal garden to the rear and on-street parking.

Key Features

- Communal entrance stair
- Hall, with storage
- Open plan kitchen/living room
- Two bedrooms
- Shower
- Separate W.C.
- Gas central heating
- Double glazing
- Communal garden
- On-street parking



Musselburgh

Musselburgh lies on the southern shore of the Firth of Forth, approximately seven miles East of Edinburgh and is a popular East Lothian town set amid pleasant open countryside, offering delightful walks along the river, promenade and links. There is excellent local shopping, for every day requirements, and an Asda superstore and Fort Kinnaird just a short drive away, offering a more extensive range of shops, with all the High Street names including many restaurants, fitness centre and cinema. A frequent rail link connects to Edinburgh as well as regular bus services to the city and surrounding areas. The A1, leading to all of Scotland's arterial routes is close by, making Musselburgh an ideal location for the commuter. Full educational facilities are available catering for children from nursery age through to secondary school, in the public and private sector, and for higher education, Queen Margaret University is nearby. Musselburgh is set in the picturesque County of East Lothian, famous for its sandy beaches, with Longniddry, Gullane, Aberlady and North Berwick within easy reach. For the golf enthusiast there are fantastic golf courses on hand in the town.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine and fridge 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

B

Home Report Valuation

£130,000

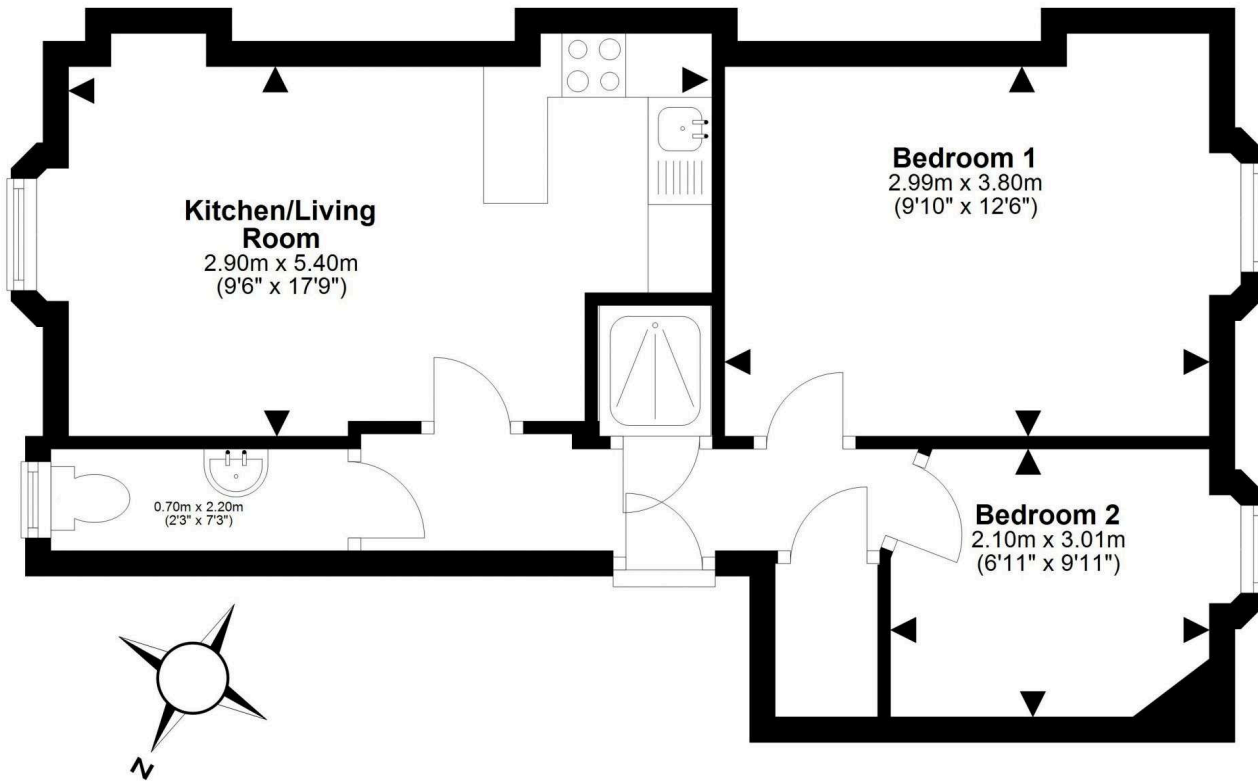
EPC Rating

C

Tenure

Freehold





Total area: approx. 40.1 sq. metres (431.4 sq. feet)

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.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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