



49b Dalrymple Loan

Musselburgh, EH21 7DL



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60sqm

EPC

E

AS Anderson
Strathern

49b Dalrymple Loan

Musselburgh, EH21 7DL

We are delighted to bring to the market this spacious and beautifully presented ground floor flat, situated within a well maintained and centrally positioned modern development. The property is within short walking distance of Tesco Extra, GP practice, transport routes and local amenities.

The accommodation is in excellent condition throughout and includes a welcoming entrance vestibule with handy storage, a central hallway with an additional storage cupboard, a bright and airy living room featuring twin windows, and a contemporary fitted kitchen with integrated appliances, accessed directly from the living area.

There are two generous double bedrooms, and the stylish shower room with high-quality fixtures completes the interior. Additional benefits include allocated residents' parking, landscaped communal garden grounds, electric heating, double glazing throughout, and a secure entryphone system.

Some images have been virtually staged for marketing.

Property features

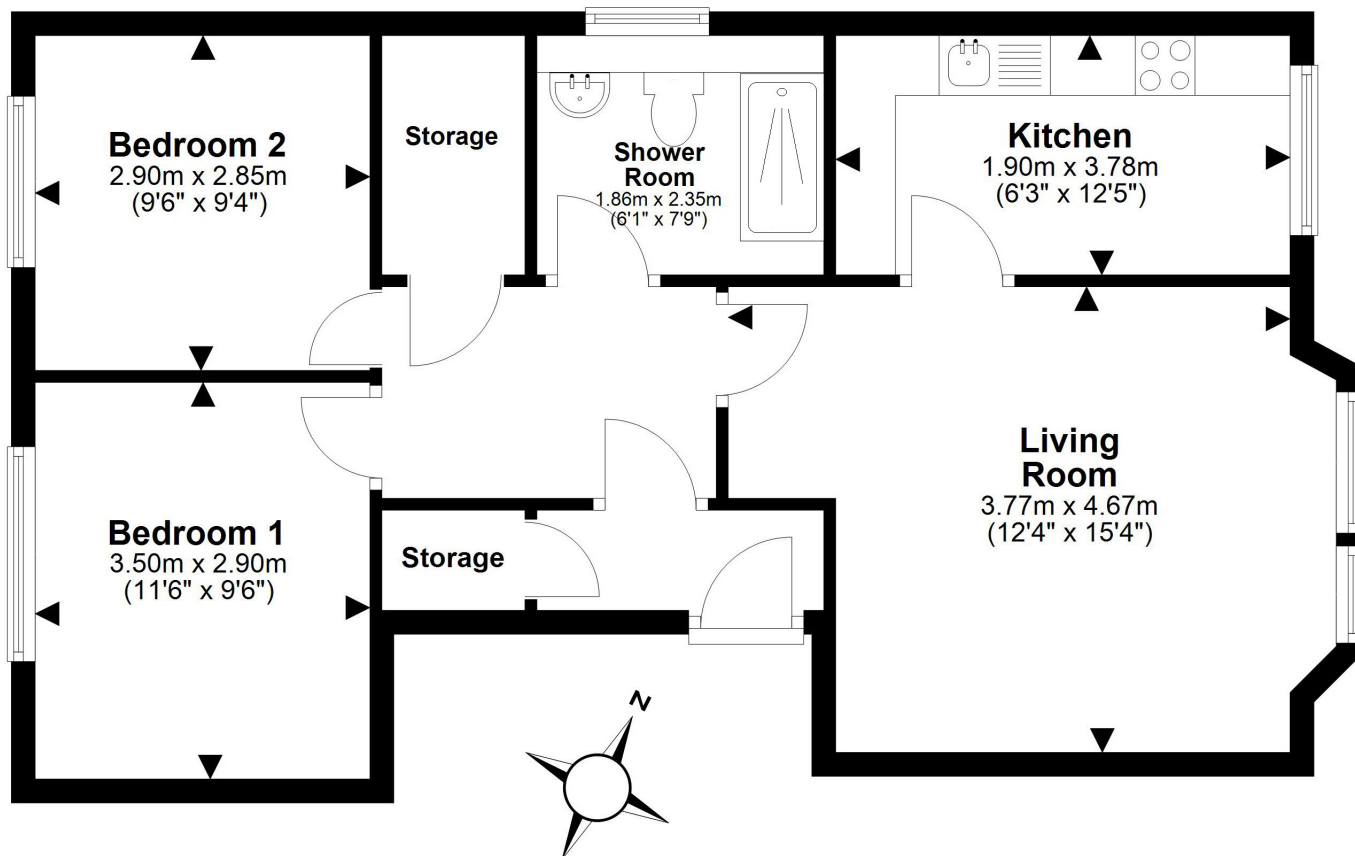
- Desirable location
- Communal gardens
- Entryphone system
- Allocated parking
- Double glazing
- Electric heating





Location

Musselburgh is a thriving and historic coastal town about six miles east of Edinburgh, situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It offers a mix of local shops, banks, restaurants, and major supermarkets such as Tesco Extra, with additional retail options at Fort Kinnaird and The Jewel. The town combines its original market layout with a seafront promenade, sandy beach, and harbour, providing an attractive small-town lifestyle close to the capital. Leisure facilities include Musselburgh Racecourse, historic golf courses, sailing, a theatre, sports centre, gymnasiums, and scenic walks along the River Esk. The town also has excellent educational options, including state and private schools, Queen Margaret University, and Loretto School. Musselburgh is well connected by regular bus and train services to Edinburgh, and has easy access to the A1, City Bypass, and Edinburgh Airport. Family amenities include Newhailes Park, with a playground, café, and weekend markets.



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.

Extras

The items included in the sale of the property are any carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services

Council tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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Haddington
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