



# Flat D, 64 Eskside West

MUSSELBURGH | EDINBURGH | EH21 6RA



MURRAY  
BEITH  
MURRAY



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64D Eskside West is a spacious and well-presented duplex flat with open views to the River Esk. Quietly located, yet with easy access to the centre of town and all the amenities Musselburgh has to offer.

Welcoming hall; spacious sitting room with double glazed windows and an open view to the River Esk; recently fitted kitchen with a range of wall mounted and floor standing units; double bedroom 1 with built-in-wardrobes; double bedroom 2 with built-in-wardrobes; shower room with a white three-piece suite. Partially floored loft.

Communal drying green. Unrestricted parking available on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The washing machine, oven and induction hob are all included in the price.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**

**T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk)**

**[www.murraybeith.co.uk](http://www.murraybeith.co.uk)**

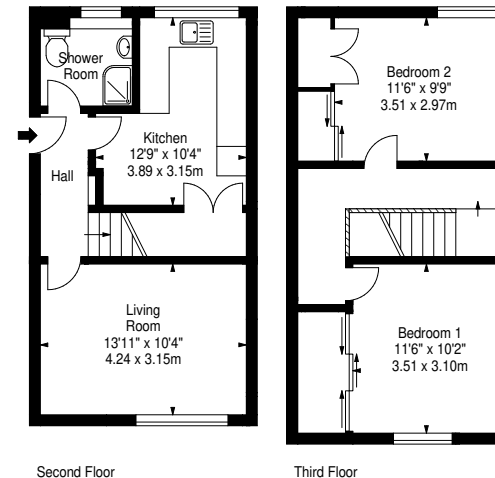
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

**Ekside West,  
Musselburgh,  
East Lothian, EH21 6RA**



Approx. Gross Internal Area  
774 Sq Ft - 71.90 Sq M  
For identification only. Not to scale.  
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## Location

Musselburgh, or "The Honest Toun" as it is affectionally known, originally dates back to the 1st Century AD when a fort was built on the River Esk. Now a bustling town offering a wide range of amenities from boutique shops and cafes to banks and supermarkets, Musselburgh is a popular coastal town situated to the east of Edinburgh city centre. Public transport, by way of regular bus services from Bridge Street or trains from Musselburgh Train Station, make the 8-mile commute into Edinburgh Waverley an easy task on a daily basis. Schooling is well represented in both the public and private sector with Musselburgh Grammar being one of the oldest Grammar schools in Scotland. The property is also conveniently located for the Jewel & Esk Campus of Edinburgh College and the Queen Margaret University Campus. Musselburgh Beach and Promenade, as well as Fisherrow Sands and Links are all close by. Further leisure facilities include Musselburgh Racecourse, dinghy and yacht sailing through Fisherrow Yacht Club, Musselburgh Sports Centre with a variety of facilities including a swimming pool and a number of golf courses are all easily accessible.