



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 132A Inveresk Road

Musselburgh, East Lothian, EH21 7AX



# 132A Inveresk Road

Set on the ground floor of an established development in the heart of Musselburgh, commuting distance from the capital, this flat offers bright, well-proportioned accommodation with the added benefit of a private garden and driveway parking, appealing to first-time buyers, downsizers, and commuting professionals alike. The home comprises a spacious triple-aspect living room filled with natural light and featuring a handy cupboard, open to a well-appointed fitted kitchen with fitted units, two double bedrooms (one with a sunny aspect) and a modern wet room with vanity storage. Additionally, 132A, Inveresk Road is set near shops, schools, transport links, and the beach, all close by.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Property Summary

- Ground-floor flat in Musselburgh
- Part of an established development
- Entrance hall with storage
- Triple-aspect living room with a storage cupboard, open to
- Well-appointed kitchen with fitted units
- Large main bedroom
- Versatile second bedroom with a sunny aspect
- Wet room with vanity storage
- Sunny private garden with outdoor seating space
- Private driveway parking
- Gas central heating
- Double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £175,000







Large main bedroom, a versatile second bedroom with a sunny aspect  
and wet room with vanity storage



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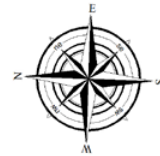


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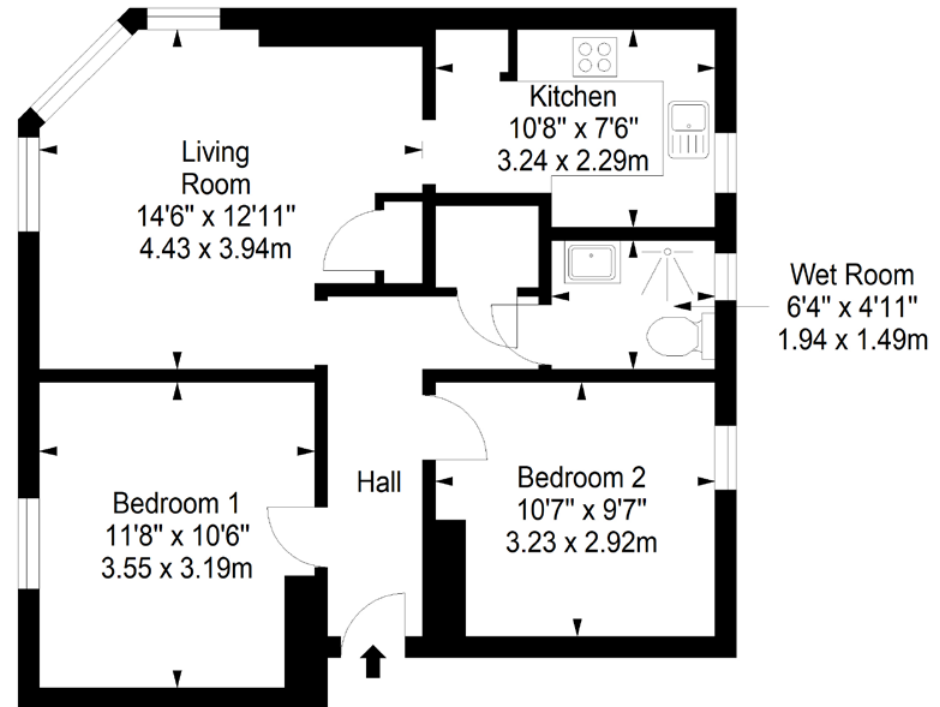
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 56.4 sq. metres (607.1 sq. feet)