



31B Eskside West
MUSSELBURGH | EH21 6PP


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Nestled along the banks of the River Esk in a quiet residential street is this spacious double upper flat. The property boasts a large well-kept communal lawn area to the rear and ample free on street parking. It would make an ideal home in its tranquil location with superb high street amenities and excellent transport links only a short walk away.

The accommodation comprises a welcoming entrance hallway and inner hall with storage cupboard. A stunning view of the River Esk can be seen from the bright twin windowed living room which has a feature fireplace and study off - perfect for working from home. A spacious dining kitchen with ample fitted units and a generous oak worktop, a bathroom with three piece suite and following up a carpeted staircase the upper level boasts two well-proportioned double bedrooms.

- Gas central heating
- Double glazing
- Entry phone system

Extras included in this sale are dishwasher, washing machine, and fridge freezer. EPC rating D



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.



