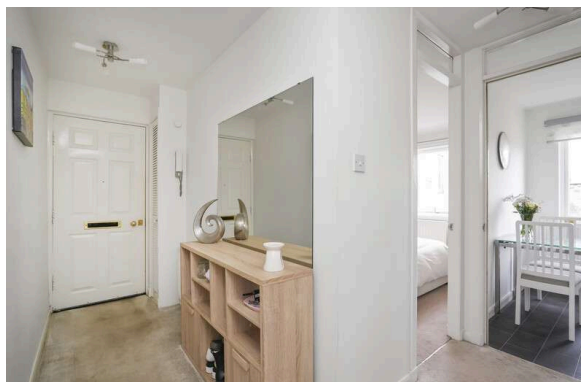




22E Eskside West
MUSSELBURGH | EH21 6PL


warners
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Beautifully presented and spacious one-bedroom, second floor flat situated alongside the River Esk in the highly sought-after coastal town of Musselburgh in East Lothian.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The living room is of an excellent size and the room is flooded with an abundance of natural light. The separate kitchen benefits from gas hob and a good amount of cupboard storage, and this leads through to a charming dining room area. The double bedroom is well-sized and benefits from built-in wardrobe storage, and a modern shower room completes the accommodation internally.

The property is conveniently located to offer easy access to all the amenities of Musselburgh town center, and the town's beach and promenade are just a short walk away.

Offering immense appeal as a first time purchase as well as holding investment potential, early viewing is highly recommended

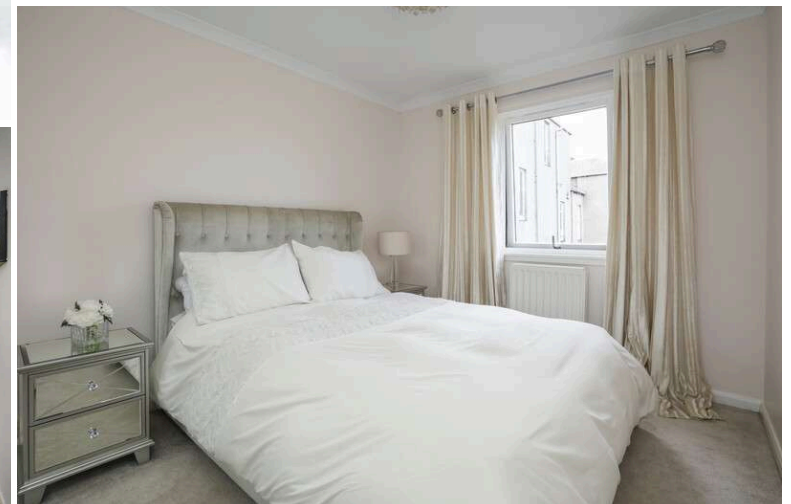
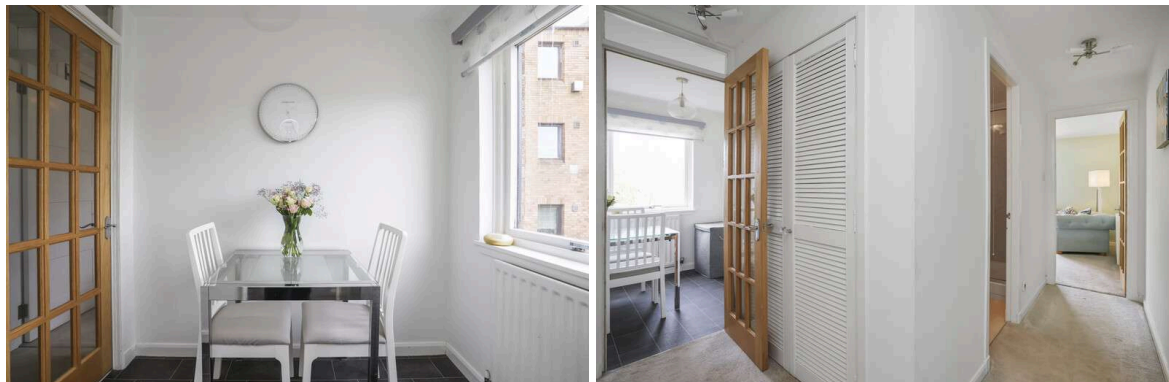
- Spacious one-bedroom apartment
- Highly sought-after location
- Living room
- Kitchen
- Dining room
- Double bedroom with built-in wardrobe
- Contemporary shower room
- Gas central heating
- Double glazing
- Allocated parking space
- Excellent local amenities
- Easy access to public transport links

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



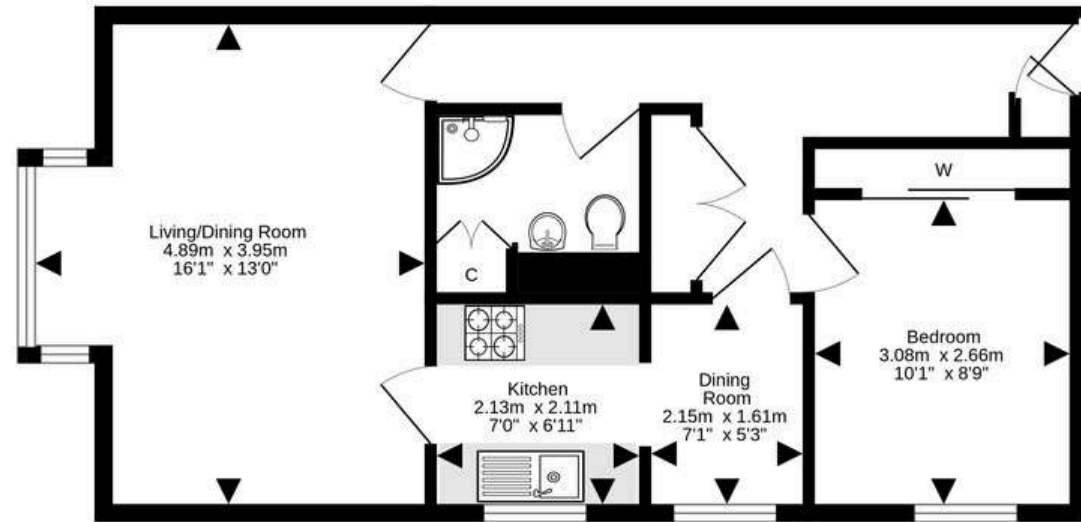
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, 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.

Extras included in this sale are the fridge, freezer, oven and washer/dryer, EPC rating C





Shower Room
2.10m x 1.48m
6'11" x 4'10"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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