



47 Eskview Terrace  
MUSSELBURGH | EH21 6LU

  
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solicitors & estate agents





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An exciting opportunity has arisen to acquire this charming two-bedroom lower flat benefitting from front and rear garden, situated in the highly popular coastal town of Musselburgh in East Lothian.

This spacious home is conveniently situated to provide access to Musselburgh train station as well as all of the amenities of the town centre and will hold immense appeal to a wide range of buyers. The living room is of a good size and the room is flooded with natural light through south-east facing windows. The contemporary kitchen benefits from gas hob and a good amount of cupboard storage, and from here access is provided to the private rear patio garden.

Both bedrooms are well-sized doubles, and both rooms benefit from built-in wardrobe storage, and a contemporary family bathroom completes the accommodation internally.

Early viewing is essential to appreciate everything that this stunning home has to offer.

- Two-bedroom lower flat
- Highly sought-after location
- Excellent local amenities
- Easy access to public transport links
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Front and rear garden
- Gas central heating
- Double glazing

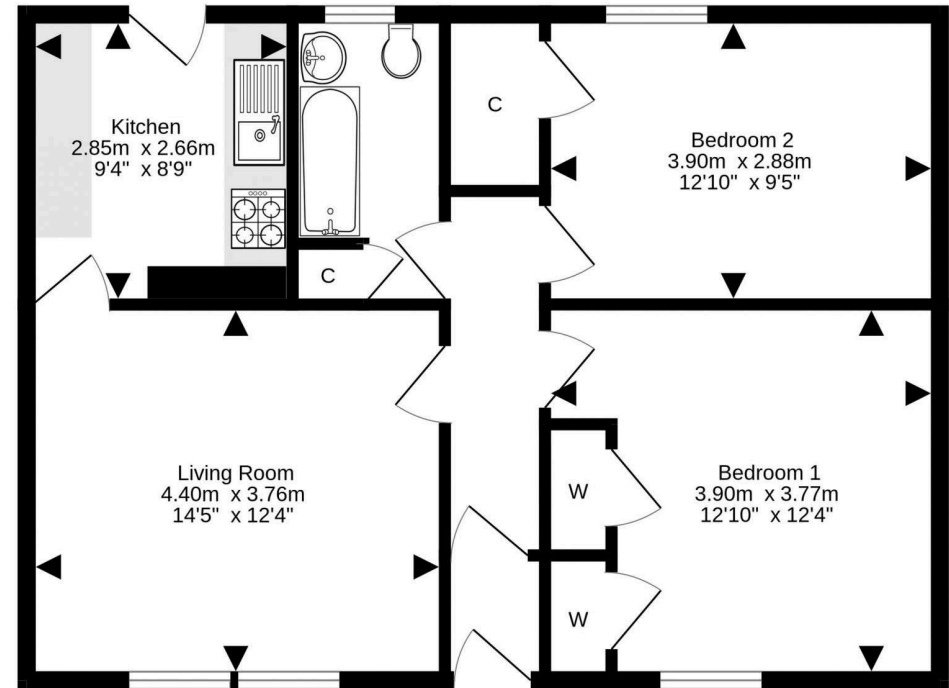
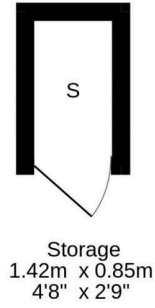
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale are all the white goods in the kitchen and all blinds and curtains.  
EPC rating is D.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





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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