



11B Bush Terrace
MUSSELBURGH | EH21 6DF


warners
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An exciting opportunity has arisen to acquire this beautifully presented, two-bedroom apartment offering fantastic coastal views, and situated in the highly popular coastal town of Musselburgh in East Lothian.

This exceptional property has been decorated to a high standard throughout and is offered to the market in move-in condition. The open plan living room/kitchen is of an excellent size, with the kitchen area benefiting from gas hob and a good amount of cupboard storage. The principal bedroom is of an excellent size and boasts a stylish mantelpiece, as well as built-in wardrobe storage. The second bedroom, also a double, similarly benefits from integrated wardrobe storage. This room could alternatively be employed as a home office, study or gym, giving the accommodation a degree of flexibility. A family bathroom completes the internal accommodation.

Benefitting from access to a well-maintained, communal rear garden, and situated overlooking the Promenade and Musselburgh Beach, early viewing is essential to appreciate this fantastic property.

- Two-bedroom, first floor flat
- Highly desirable location
- Excellent local amenities
- Easy access to public transport links
- Open plan living room/kitchen
- Two double bedrooms with wardrobe storage
- Family bathroom
- Communal garden

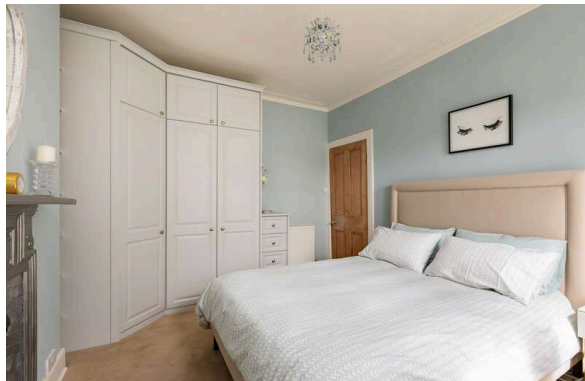
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

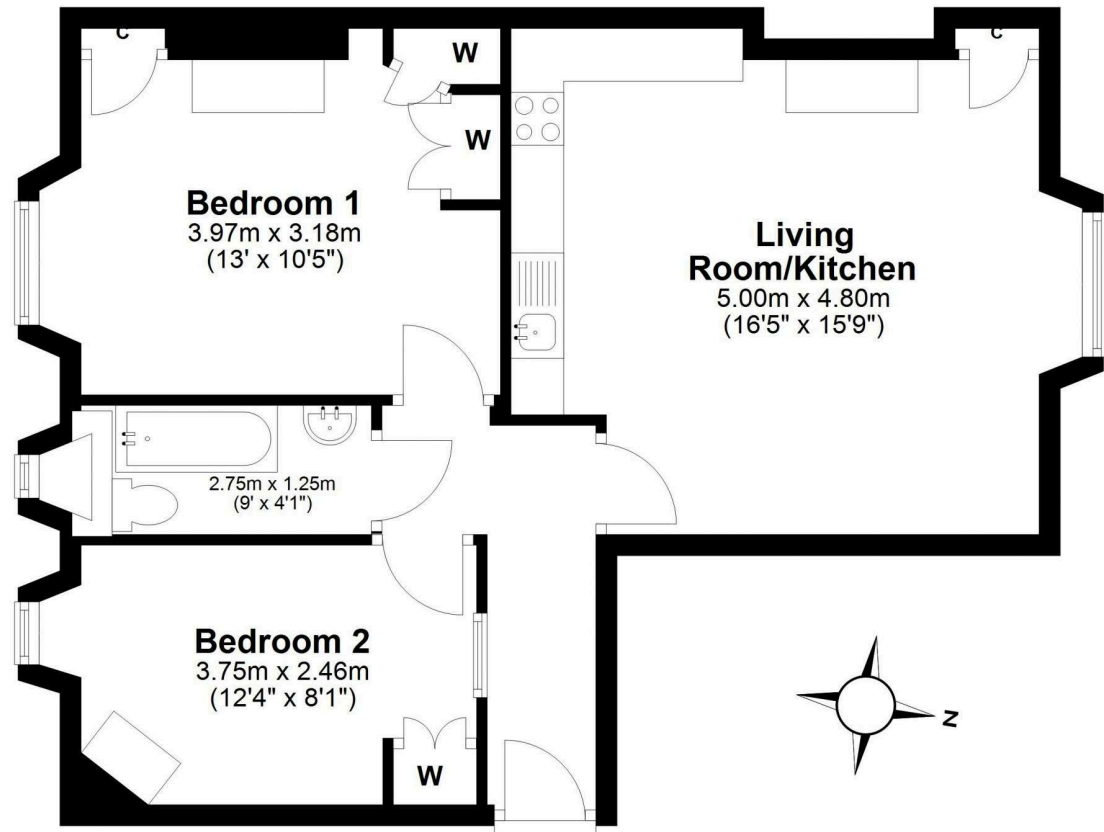


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition 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.

EPC Rating C.

Extras include all blinds, dishwasher, washing machine, fridge, freezer, microwave, oven and light fittings except for the baroque crystal one in the main bedroom. Other items of furniture may be available by separate negotiation.





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