



7C King Street  
MUSSELBURGH | EH21 7ER

**warners**  
solicitors & estate agents



## 7C King Street

MUSSELBURGH | EH21 7ER

Well presented one bedroom ground floor flat within a traditional building set in a quiet street close to the scenic River Esk and with a great variety of shops and transport links.

This stylish home is sure to appeal to first time buyers and investors alike. The accommodation comprises a spacious living room with attractive fireplace, a cupboard which homes the boiler, the fitted kitchen currently comprises a washing machine, hob and microwave. There is also a well proportioned bedroom, the hall with an alarm system and secure entry and completing the accommodation is the shower room with shower and a heated towel rail and a separate wc room. The property also benefits from a shared garden and on street parking. Early viewing is highly recommended.

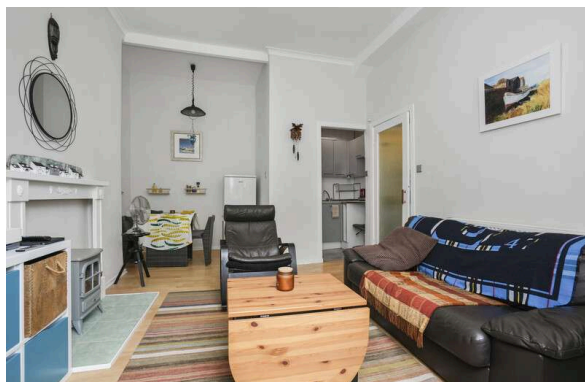
- Entrance hall
- Spacious living room
- Fitted kitchen
- Well proportioned bedroom
- Shower room
- Unrestricted on-street parking and Shared garden

All integrated kitchen appliances, curtains, blinds and electric fireplace stove are included in the sale

Air fryer, induction hob, washing machine and fridge are available to purchase by separate negotiation with the seller

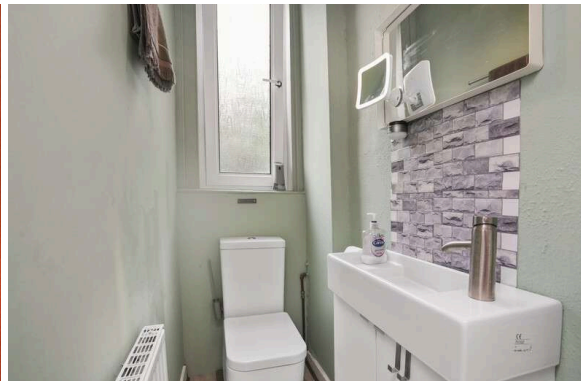
EPC Rating D

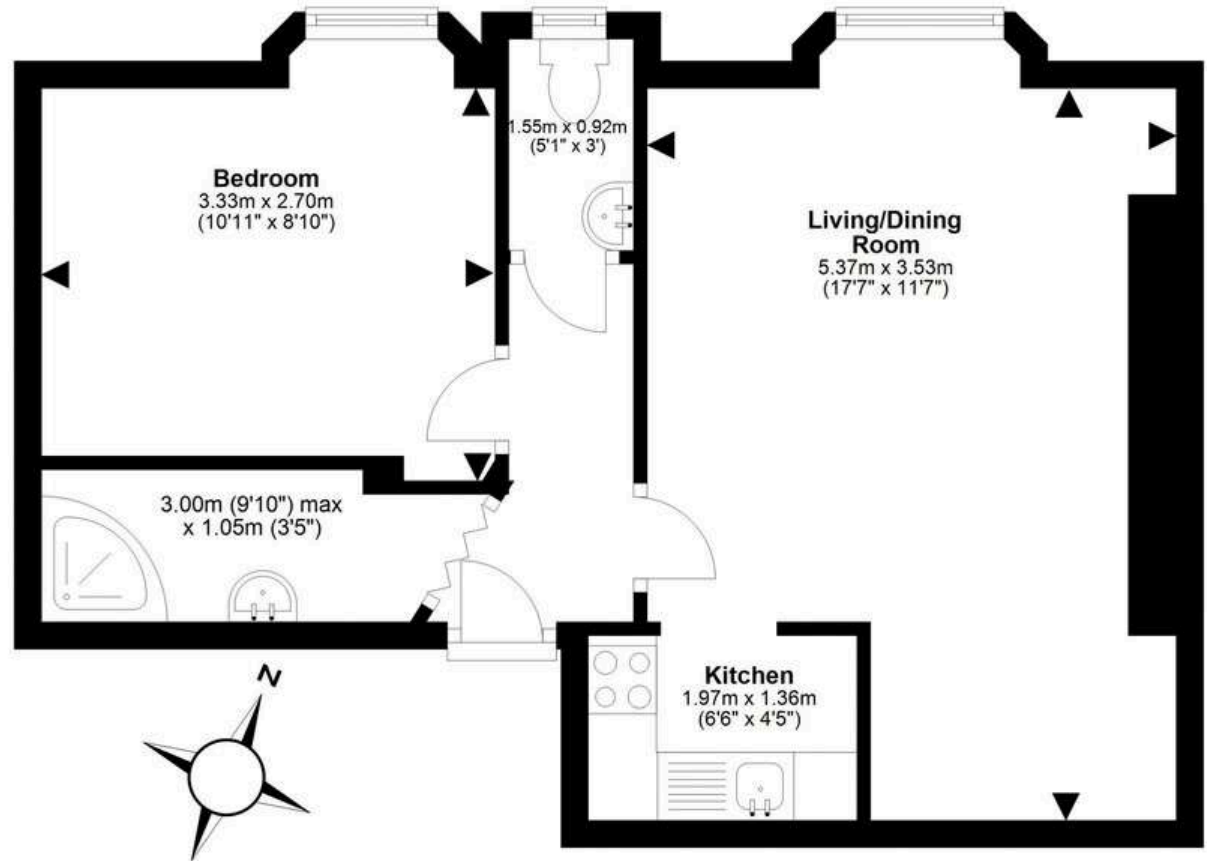
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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.





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