



52F Mansfield Avenue  
MUSSELBURGH | EH21 7DP





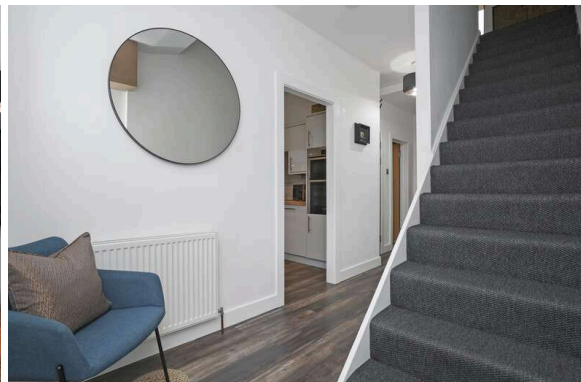
## 52F Mansfield Avenue

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Warners are delighted to present to market this stunning, three bedroom main door double upper apartment, forming part of a period stone-built terrace, conveniently situated in the popular coastal town of Musselburgh, within walking distance of schooling, close to a good range of local amenities and super transport links. Accessed from the rear of the building via a flight of steps, this bright and spacious main door property has been lovingly and meticulously upgraded by the current owners offering, luxurious, contemporary and well-planned accommodation in excellent walk-in condition throughout, an ideal purchase for a small family or couple looking for more space.

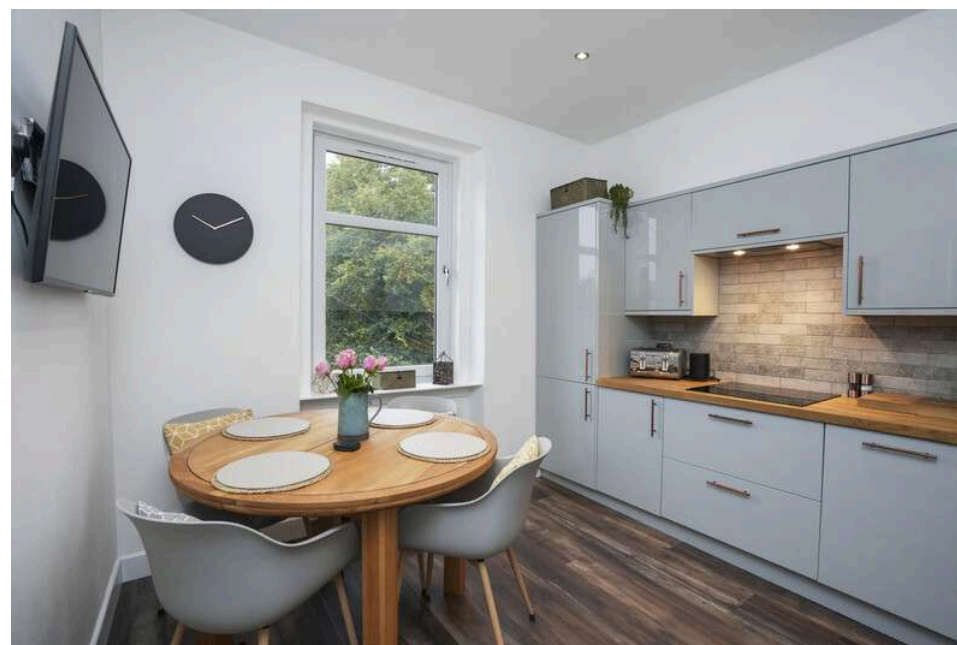
The modern breakfasting kitchen comes with contemporary cabinetry and integrated appliances for modern living with ample room for small dining table, making it the ideal spot for that morning coffee. Set to the front the light spacious living room is the perfect place to relax boasting bespoke shutters and there is very large box room which is currently being utilised as a home office. Completing the downstairs accommodation, a fully tiled modern shower room features striking grey tiling, contrasted with a stylish white suite, walk in shower and touch light mirror. Upstairs hosts three good sized bedrooms, the main bedroom boasting integrated wardrobes and WC off.

Externally there is a beautifully maintained communal rear garden with shed, and there is ample on-street parking. The property further benefits from gas central heating, double glazing and solar panels with storage battery. Early viewing of this lovely home is highly recommended!



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





- Stunning three bedroom main door upper apartment in the heart of Musselburgh
- Entrance hall with under stair storage and utility cupboard
- Light and spacious living room
- Large box room / ideal home office
- Well-appointed, modern fitted breakfasting kitchen with integrated appliances, induction hob and ample room for small dining table
- Main bedroom with built-in wardrobe and WC off
- Two further bedrooms
- Contemporary fully tiled shower room
- Gas central heating and double glazing
- Solar Panels with storage battery
- Beautifully maintained communal garden with shed
- Unrestricted on-street parking

EPC Rating A

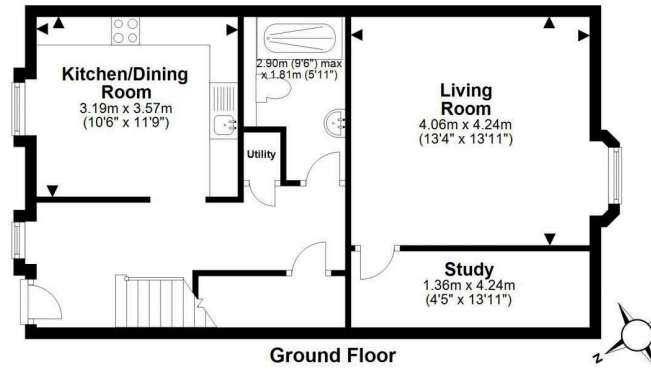
Extras include blinds, shutters, fridge, dishwasher, oven/grill, washing machine, tumble dryer and two garden huts.



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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.