



35D Eskside West
MUSSELBURGH | EAST LOTHIAN | EH21 6PR


warners
solicitors & estate agents



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Boasting panoramic views over the River Esk this charming double upper apartment is nestled on a quiet street in the heart of Musselburgh. Conveniently close to excellent amenities and quick transport links this property enjoys period features, free on street parking and a well-kept communal garden.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with dining space, a contemporary kitchen with attractive units and the floor is completed by a stylish bathroom. Following up a spiral staircase the upper level benefits from a master bedroom with built-in wardrobes and further eaves storage and deep dormer window with stunning views and a second well-proportioned bedroom.

- Quiet setting along the River banks
- Double upper traditional apartment
- Heart of Musselburgh location
- Welcoming hallway
- Bright dual aspect lounge
- Spiral staircase
- Two well-proportioned bedrooms
- Gas combi-boiler
- Well-kept communal garden

Included in the sale will be the light fittings, cooker, curtains and blinds. EPC Rating D.

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 beach or 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 other 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 amenities. 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 shopping 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.



