



61c Eskside West  
MUSSELBURGH | EH21 6RA

  
**warners**  
solicitors & estate agents





## 61c Eskside West

MUSSELBURGH | EH21 6RA

An exciting opportunity has arisen to acquire this beautifully presented two-bedroom maisonette situated in the highly sought-after coastal town of Musselburgh in East Lothian.

This charming home offers well planned and spacious accommodation over two-levels and is offered to the market in move-in condition. On the ground floor the living room is flooded with an abundance of natural light through dual aspect windows, creating a great space for relaxing or entertaining friends and family. The kitchen/dining room is of a good size and offers plenty of integral cupboard storage and a contemporary bathroom with three-piece white suite completes the accommodation on this level. On the upper floor, both bedrooms are well-sized doubles, with both rooms benefitting from built-in wardrobe storage.

The property is conveniently located just a short walk from all of the amenities of Musselburgh's town centre as well as peaceful walks along the River Esk, in addition to providing easy access to public transport links.

- Two bedroom maisonette
- Sought-after location
- Excellent local amenities
- Easy access to public transport links
- Living room
- Dining/kitchen
- Bathroom
- Two double bedrooms

Energy Rating: C Council Tax Band: C

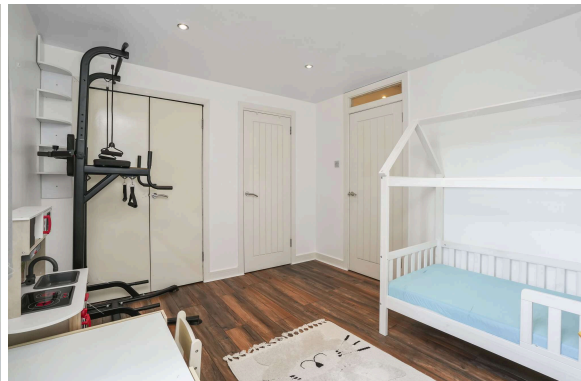
There is no Factor associated with the property.

All blinds, curtains, dishwasher, fridge and washing machine included in sale.

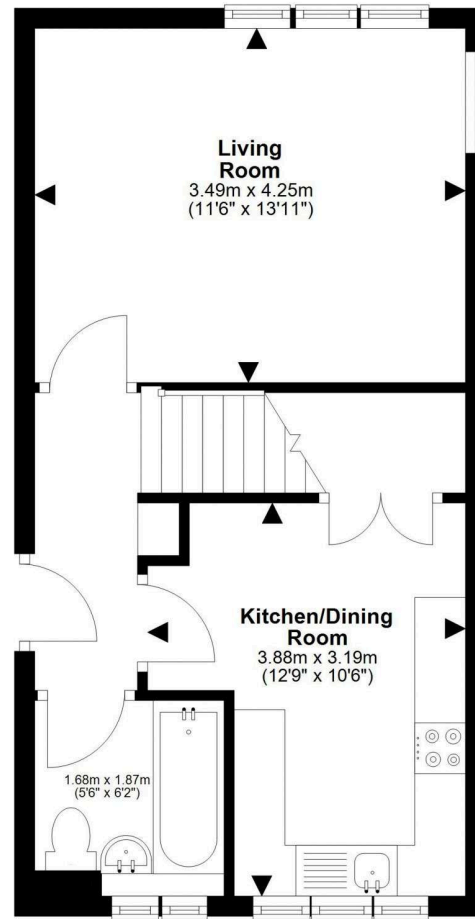
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



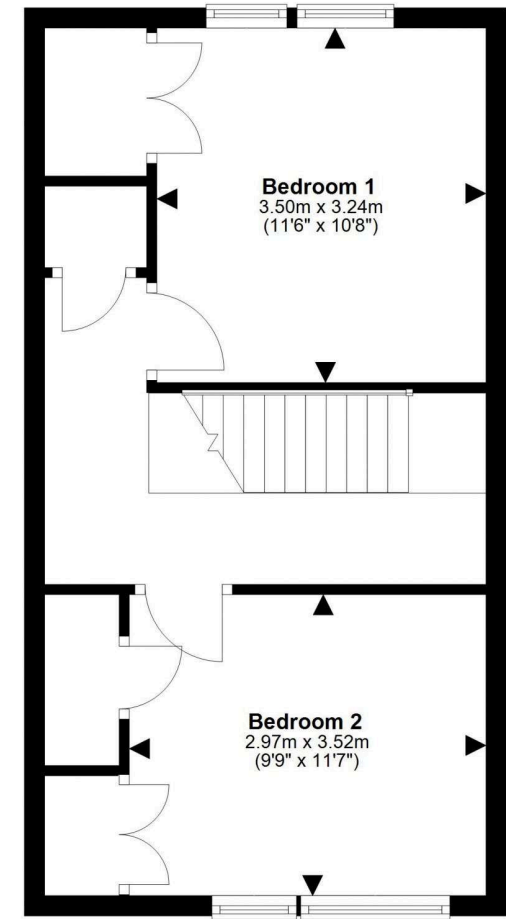
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.







**Ground Floor**



**First Floor**



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.