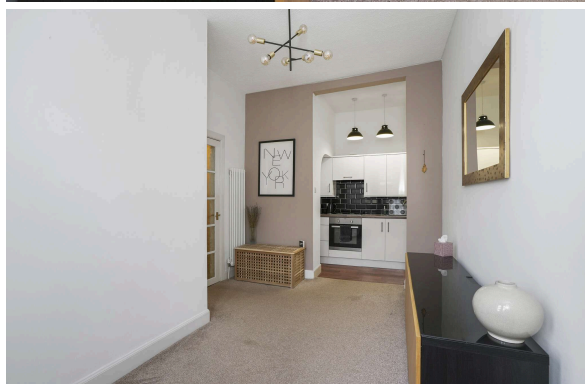




22D South Street
MUSSELBURGH | EH21 6AT


warner's
solicitors & estate agents



22D South Street

MUSSELBURGH | EH21 6AT

Charming one-bedroom first-floor flat situated in the popular coastal town of Musselburgh in East Lothian.

The living room forms the main public space in the property and the room lets in plenty of natural light. Off this lies the contemporary kitchen which boasts a great amount of integral cupboard storage. The bedroom in the apartment is a well-sized double, and a bathroom with three-piece white suite completes the internal accommodation.

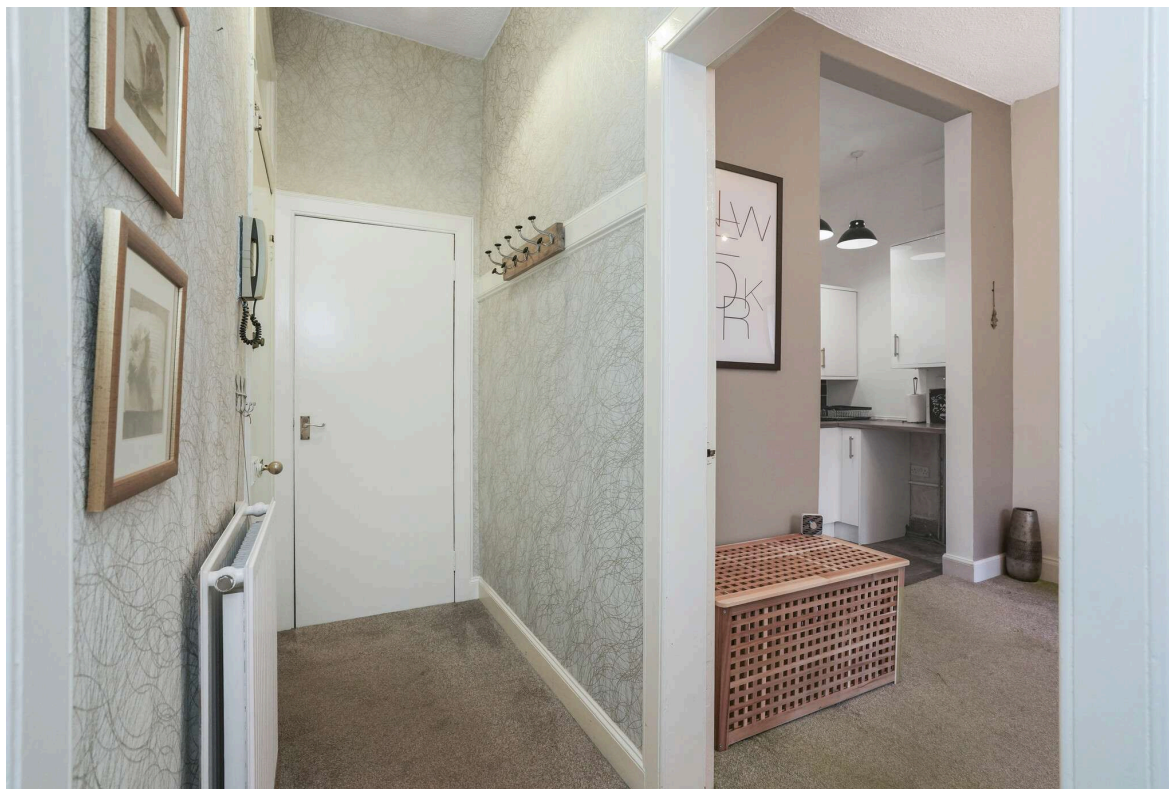
The property is conveniently located to offer easy access to all the amenities of Musselburgh's town centre, in addition to being just a short walk from both Musselburgh Beach and the River Esk.

Offering immense appeal to first-time buyers in addition to holding investment potential, early viewing is highly recommended.

- One bedroom apartment
- Sought after location
- Excellent local amenities
- Easy access to public transport links
- Living room
- Double bedroom
- Kitchen
- Bathroom

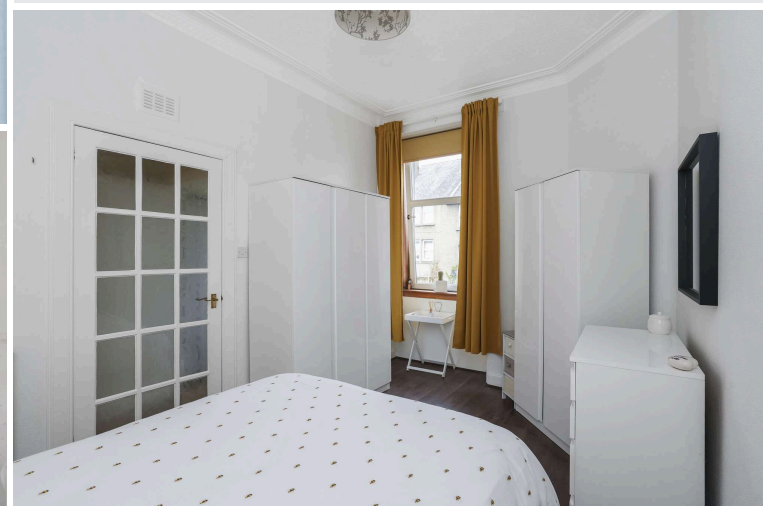
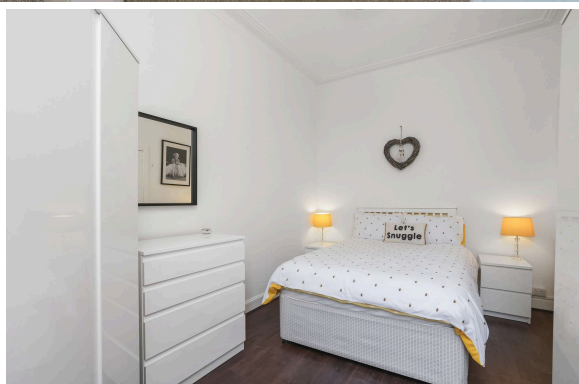
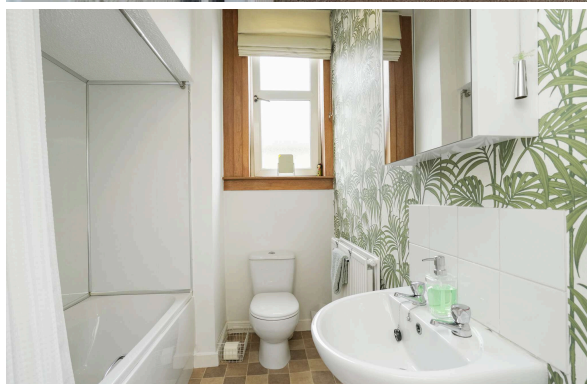
Energy Rating C, Council Tax Band B.

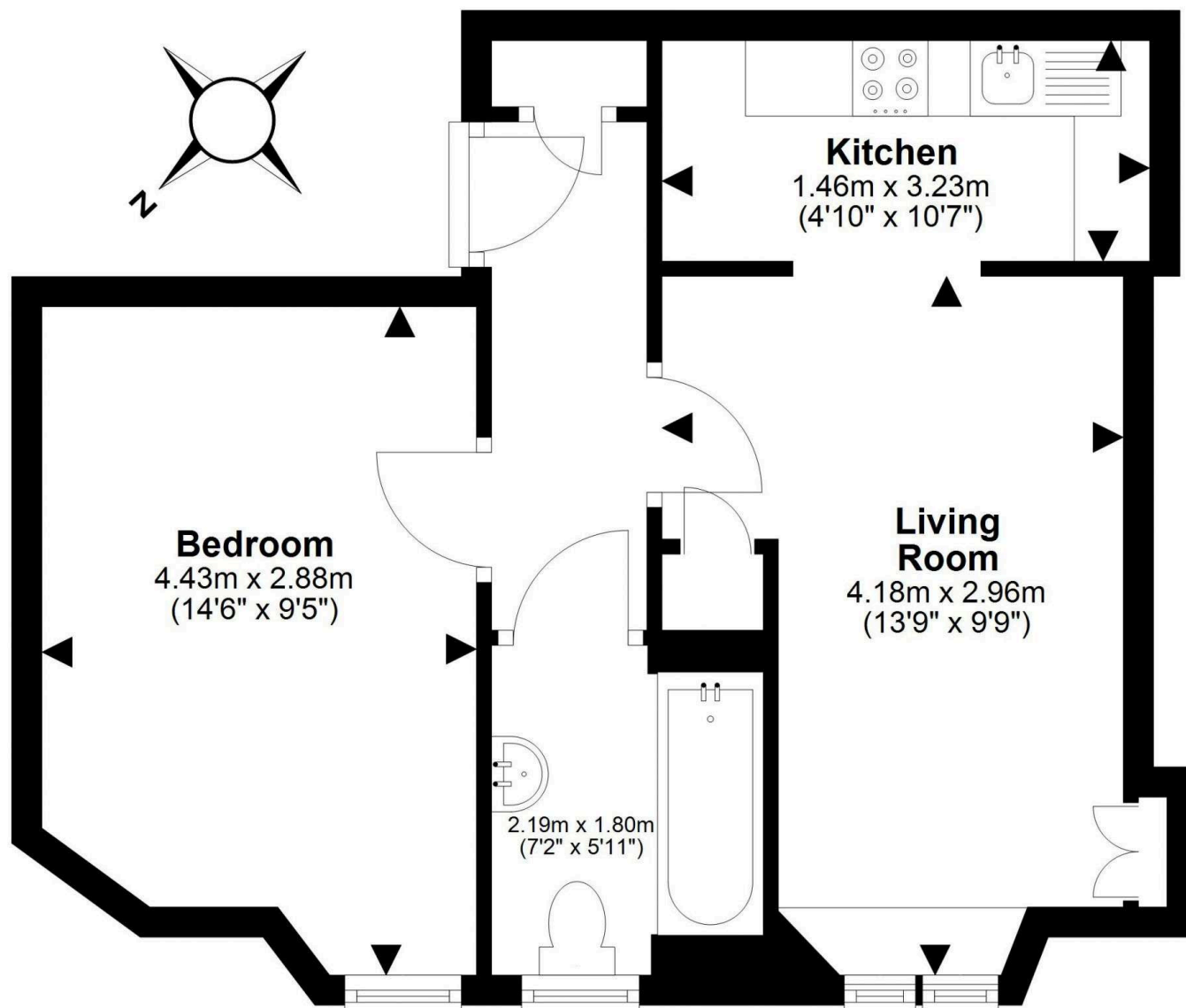
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, curtains and blinds, light shades and ceiling lights, wardrobes, chest of drawers, sideboard and integrated appliances will be included in the sale.

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.





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.