



Flat 3 City View, Inveresk Place  
MUSSELBURGH | | EH21 7FH





## Flat 3 City View, Inveresk Place

MUSSELBURGH | EH21 7FH

Nestled along the banks of the River Esk in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented first floor apartment with balcony and allocated parking. Built circa 2023 this modern, sleek development offers stylish and contemporary interiors and high energy efficient finishes to create a stunning home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright open plan lounge/kitchen with attractive kitchen units, generous dining space and a stunning balcony, a master bedroom with built-in wardrobes, Juliet balcony and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a luxury main bathroom with shower over bath.

- Modern development along the banks of the River Esk
- Built circa 2023 to an impeccable standard
- Allocated parking space
- Welcoming hallway with storage
- Bright open plan lounge/kitchen with balcony
- Two double bedrooms both with built-in wardrobes
- Two bathrooms

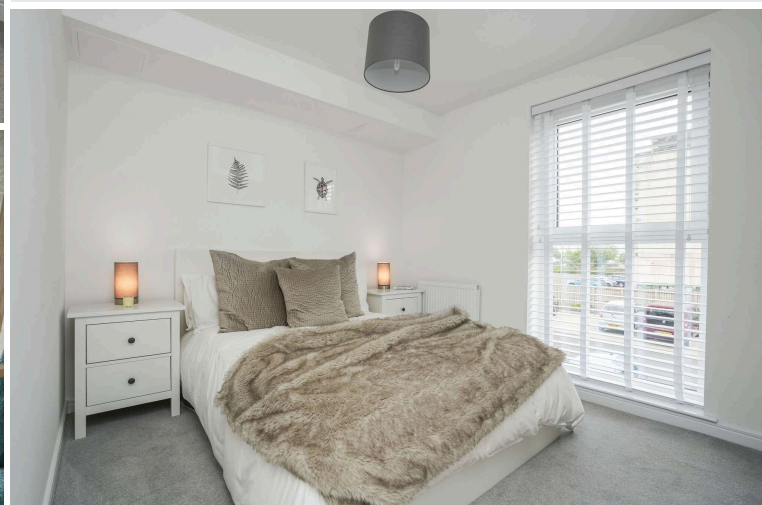
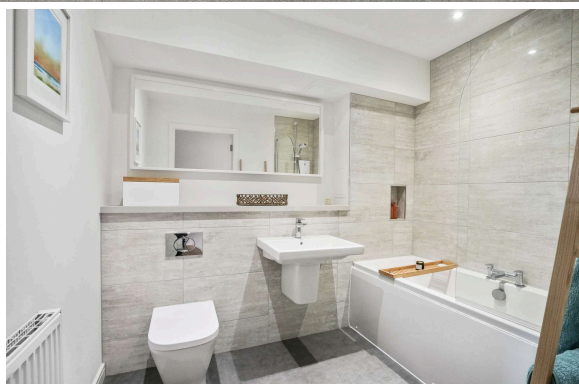
Energy rating C, Council tax band D. Factor is managed by Taylor and Martin, Gogar Mains House, Farm Road, Gogar, Ingliston, Mains EH12 9BP and costs approx £250 every 3 months. The factor covers communal areas cleaning, gardening, buildings insurance, lift maintenance and general repairs.

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

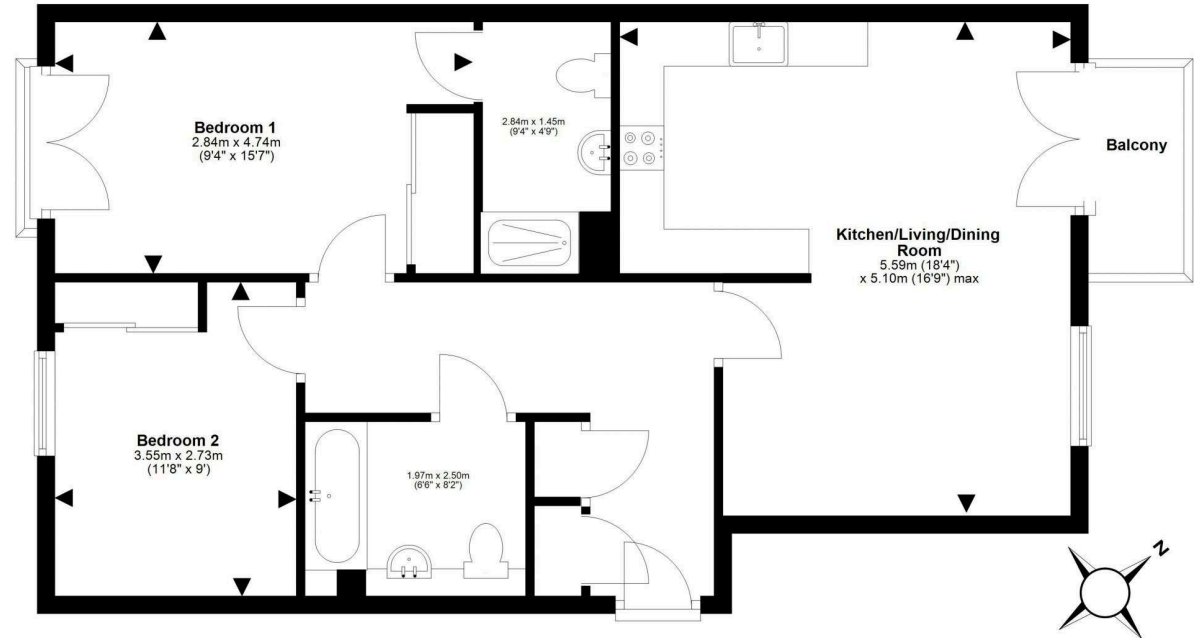


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with 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. Musselburgh also provides schools in both the state and private sector.

Extras included in this sale are the tv brackets, light fittings, curtains, blinds, fridge/freezer, oven, dishwasher and integrated appliances.







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.