



6C Downie Place
MUSSELBURGH | EH21 6JW


warners
solicitors & estate agents



6C Downie Place

MUSSELBURGH | EH21 6JW

Nestled on a quiet cul-de-sac, moments from the waterfront, excellent amenities and vast open green and coastal spaces is this immaculately presented first floor apartment. Boasting new kitchens and shower room, gas central heating, double glazing, free on street parking and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

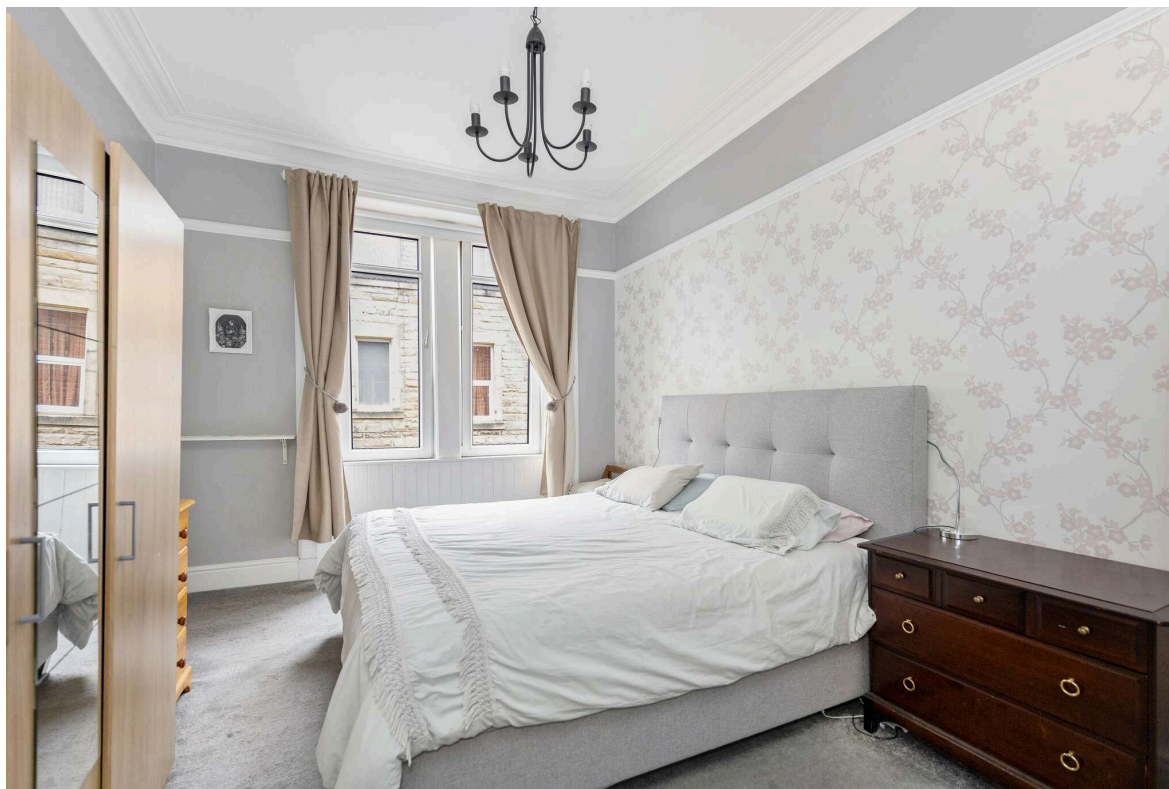
The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace, generous dining space and ample pantry cupboard, a contemporary kitchen with attractive units, two well-proportioned double bedrooms, a useful W/C compartment and the flat is completed by a stylish shower room.

- Immaculate first floor flat
- Quiet street next to waterfront
- welcoming hallway
- Bright lounge
- Contemporary kitchen
- two double bedrooms
- Stylish shower room and a W/C
- Gas central heating
- Double glazing
- Well-kept communal garden

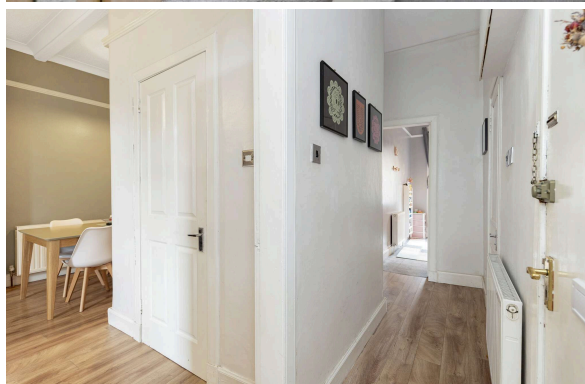
Energy rating C, Council tax band C. There is no factor associated with this property.

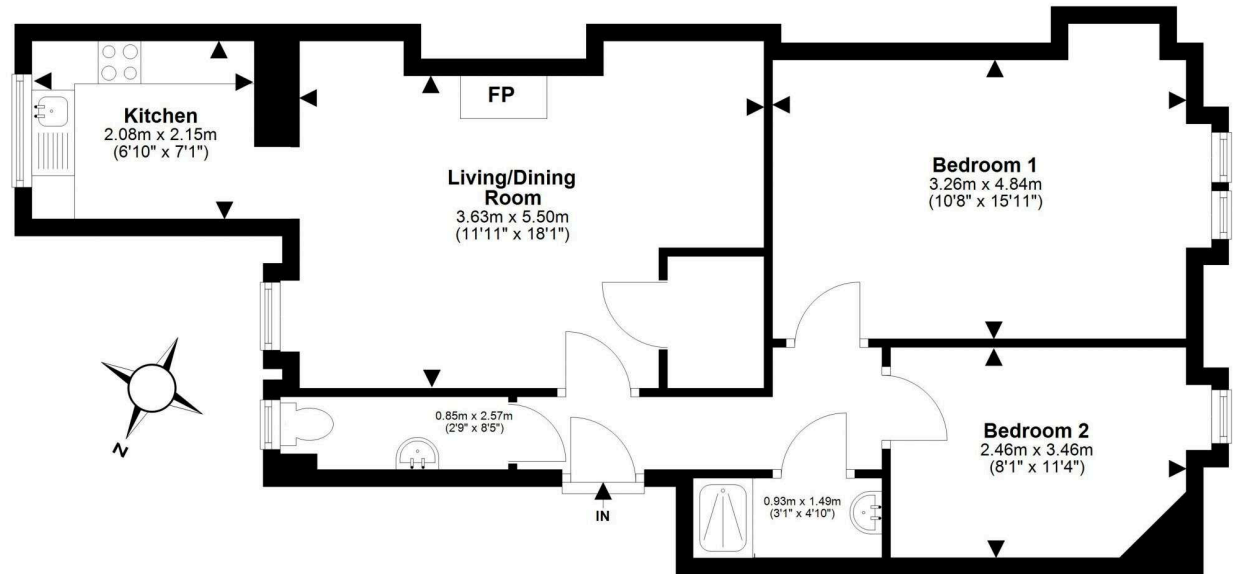
Extras included in this sale are the washing machine, fridge/freezer, brown wardrobe and chest of drawers in bedroom 1, roller blinds in both bedrooms and curtains from bedroom 2 and living room.

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.





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.