



19B Kilwinning Terrace
MUSSELBURGH | EAST LOTHIAN | EH21 7ED


warners
solicitors & estate agents



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Nestled on a quiet cul-de-sac in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Boasting a private secluded garden, gas central heating, double glazing and free on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath. Externally the secluded South-west facing private garden is paved for low maintenance.

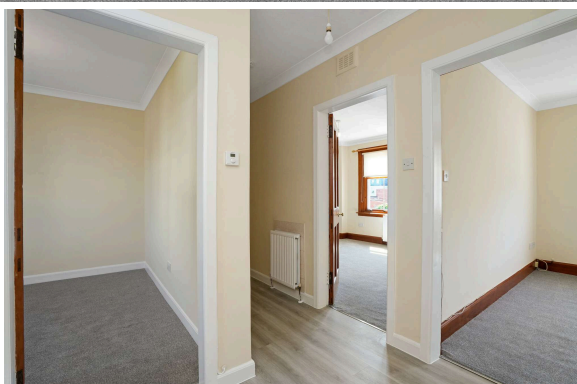
- First floor apartment in quiet cul-de-sac
- Heart of Musselburgh location
- Private garden
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing
- Energy Rating C and Council Tax B

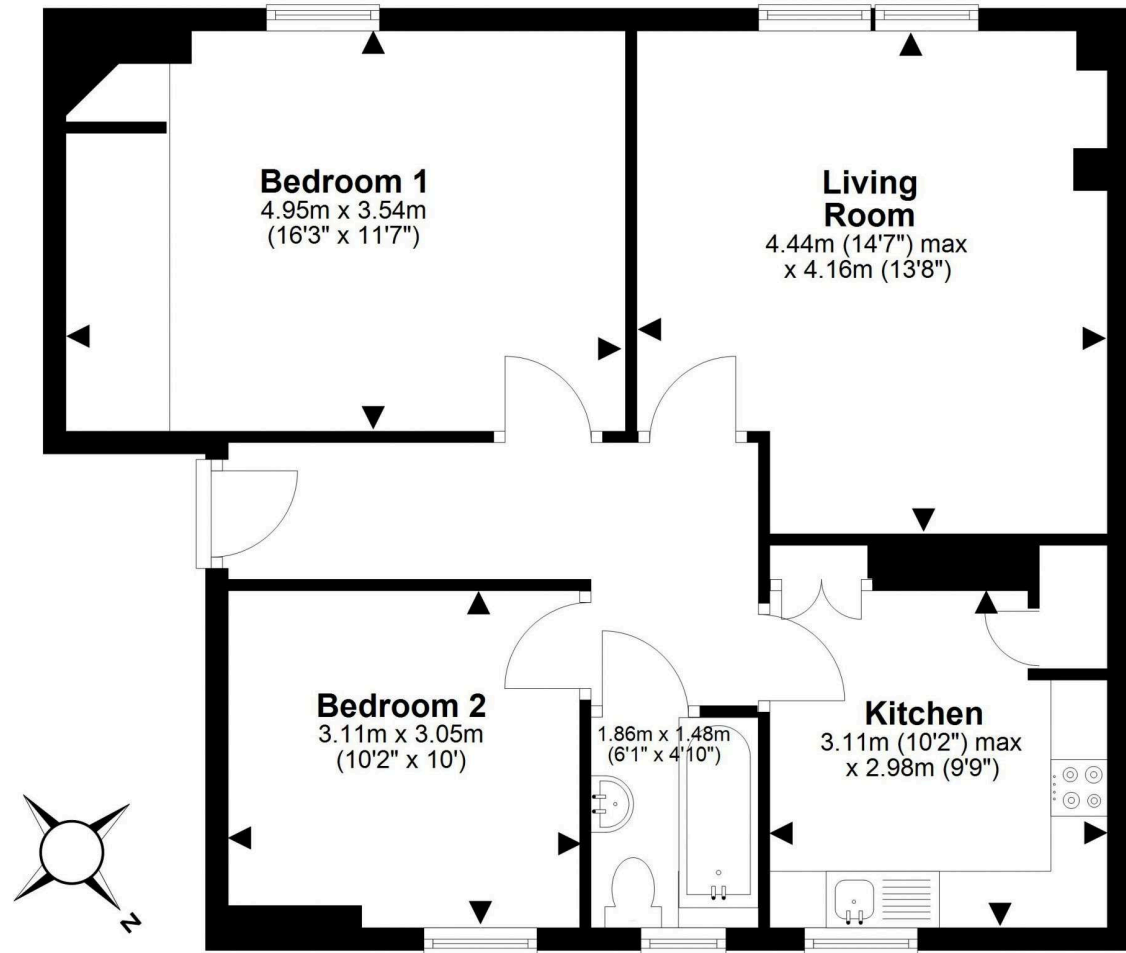
Cooker, washer/dryer, electric fire and curtain poles all included in the sale.

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.