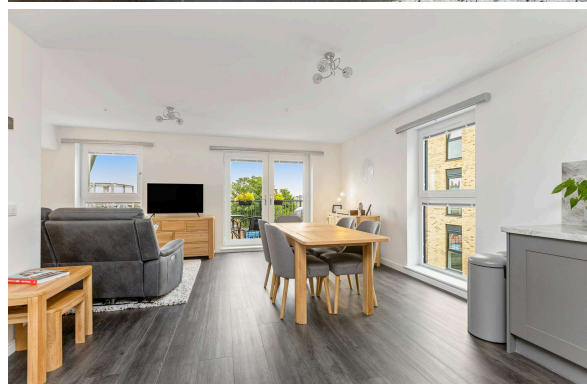




Flat 10 City View, Inveresk Place  
MUSSELBURGH | EH21 7FH





## Flat 10 City View, Inveresk Place

MUSSELBURGH | EH21 7FH

Warners are delighted to present this bright and spacious, three-bedroom top floor flat forming part of a select modern development with allocated parking space, located within the popular East Lothian town of Musselburgh lying on the southern shores of the Firth of Forth.

This excellent property represents an ideal purchase for a single person, couple or small family, or indeed as an investment opportunity. The property comprises an entrance hallway with secure entry system, two storage cupboards, one used as a utility cupboard that currently comprises a washer/dryer and has attic storage.

The bright and spacious kitchen living room is the main hub of the flat and benefits from a balcony and patio doors that let in an abundance of natural light. The kitchen currently comprises an induction hob, oven and fan, dining area, dishwasher and fridge/freezer. There are also three well-proportioned bedrooms, two with stunning views of the Pentlands and the master with a stylish en-suite shower room.

Completing the accommodation is the bath room with shower over the bath. The property further benefits from gas central heating and double glazing. Early viewing is highly recommended to appreciate this stunning flat in a sought-after location.

- Well-presented three-bedroom flat in a modern development
- Welcome hallway with storage and secure entry phone system
- Impressive kitchen/living room with balcony
- Three Well-proportioned bedrooms, one with En-suite and views of the Pentlands
- Fully Fitted Kitchen
- Gas central heating and double glazing
- Allocated parking space
- Attic storage
- Factor Fees payable to Taylor & Martin factoring approximately £1000 annually

Energy Rating B, Council Tax Band E

All fixtures, fittings, blinds & integrated appliances are included in the sale.

All other furniture and appliances may be available through separate negotiation.

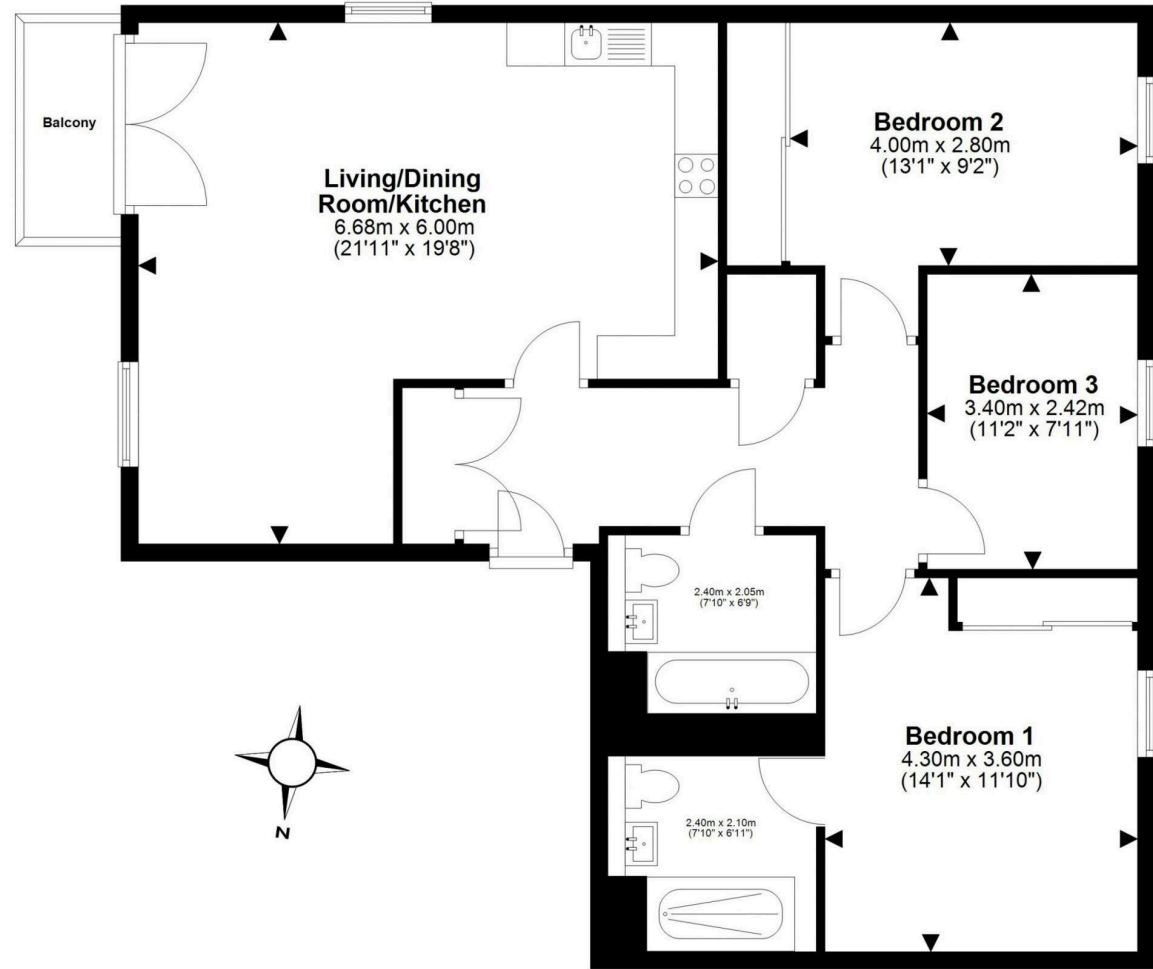
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







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.