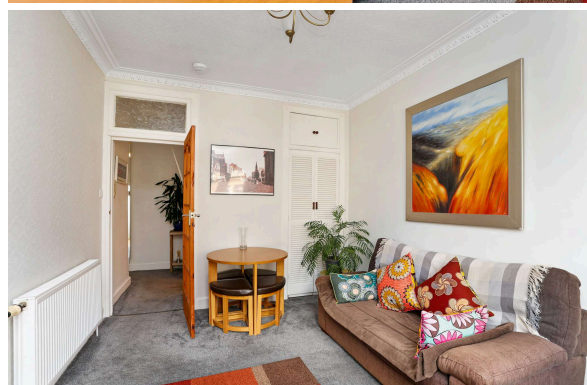




32A Beach Lane  
MUSSELBURGH | EH21 6LB

  
**warner's**  
solicitors & estate agents





## 32A Beach Lane

MUSSELBURGH | EH21 6LB

Set on a quiet street, moments from the beach is this immaculately presented first floor traditional apartment. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with storage cupboard and secure entry, a bright and spacious living room with dining area and storage cupboard, a fitted kitchen with fridge, electric hob and oven, washing machine and microwave. There are also two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. Further benefits include double glazing, gas central heating, a communal garden and on street parking.

- Traditional tenement first floor flat
- Welcoming hallway
- Bright and spacious lounge
- Two well-proportioned bedrooms
- Stylish bathroom with shower over the bath
- Gas central heating and Double Glazing
- Communal garden
- Free on street parking

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

Extras included in this sale will be all blinds. 50/50 tall fridge freezer, an under counter fridge, microwave, oven/hob and washing machine.

Other items of furniture may be available by separate negotiation.

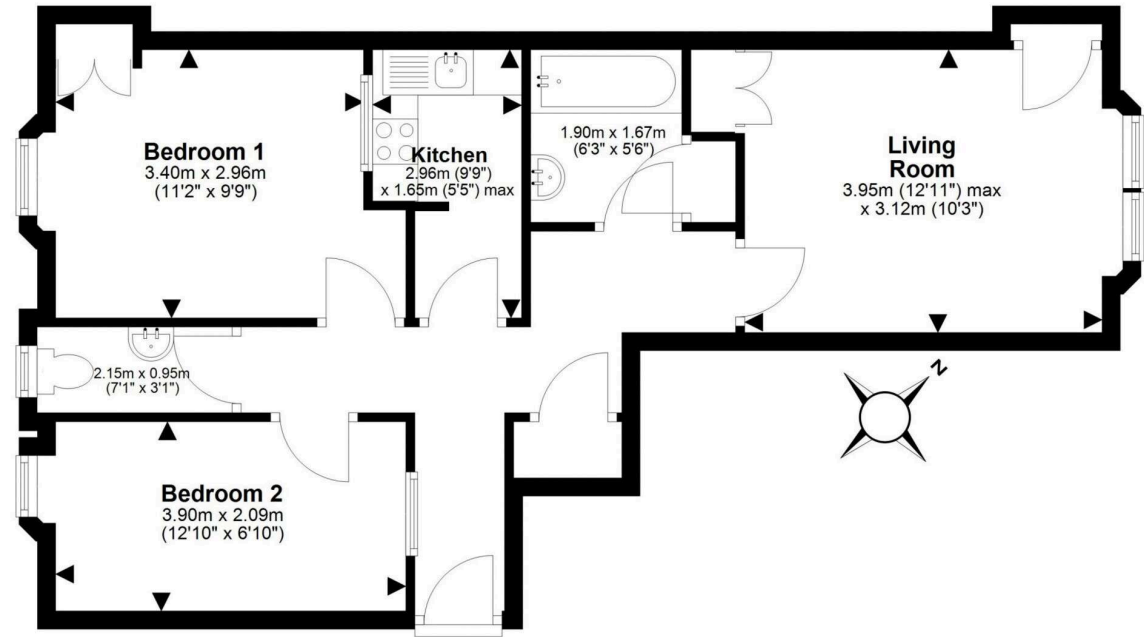
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. 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.







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.