

12b Bush Terrace

Musselburgh, EH21 6DF

A charming property on the beachfront.

For Sale • Guide Price £190,000

Edwin
Thompson





BRIEF RESUME

- Beachfront Location
- Bright Spacious Rooms
- 1 Bedroom
- Sea Views

LOCATION

The property is situated just off Musselburgh town centre and sits directly on the beachfront, offering a rare combination of coastal living and convenient access to local amenities. The position to the rear provides a surprisingly private and secluded feel.

Musselburgh is a vibrant coastal town with an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, a leisure centre, both primary and secondary schooling and the Queen Margaret University. Residents enjoy a wide variety of recreational options such as Musselburgh Racecourse, golf courses, the coastal promenade, scenic beach walks and the River Esk. The town is extremely well-connected, with Musselburgh and nearby Wallyford stations offering regular rail services to Edinburgh. There are also frequent bus links and easy access to the A1, the Edinburgh City Bypass and wider motorway routes. Edinburgh Airport is a short drive away.

The area offers miles of beautiful coastline, sandy beaches, rolling countryside and charming towns and villages. Outdoor enthusiasts can enjoy coastal walking, cycling, golf, water sports and exploring historic sites. With welcoming communities, strong transport links and excellent schools, Musselburgh and the wider East Lothian region continue to attract families, commuters and those seeking a blend of town, coastal, and countryside living. A move to Musselburgh's beachfront provides the opportunity to enjoy a peaceful coastal lifestyle while remaining exceptionally close to Edinburgh and all its amenities.

DESCRIPTION

12b Bush Terrace is a first floor one-bedroom apartment. It is situated in a popular residential area of Musselburgh. The property is of traditional stone construction. The property has a shared garden which is accessed by a communal path to the rear of the property. The property itself is accessed via a shared pathway and internal stairs.

12B Bush Terrace presents a rare opportunity to acquire a charming property located directly on Musselburgh's sought-after beachfront. With generously proportioned rooms, traditional features and an exceptional coastal setting beside the local yacht clubs.

The flat is presented in good order, with neutral décor throughout, with some scope for upgrading. This gives any potential purchaser the chance to put their own stamp on the interior and tailor the space to their personal taste.

ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance hall, living room, kitchen, double bedroom, shower room.

Externally: Shared garden grounds to the rear.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
12b Bush Terrace	53.10	573

E & o e please note that these measurements have been taken using a laser measure.





SERVICES

All mains services are understood to be connected. A gas fires boiler provides heat via radiators together with hot water.

COUNCIL TAX

Council Tax Band B. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC: EPC rating: C

WHAT THREE WORDS: Ship.extra.hurt

TENURE

Freehold

BROADBAND COVERAGE

Ofcom states the house has access to superfast broadband services, with maximum download speeds of 61 Mbps and upload speeds of 11 Mbps. We advise you check the broadband with your supplier.

FLOOD RISK

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is High Risk of coastal flooding and Medium Risk of flooding by rivers and surface water.



IMPORTANT NOTICE

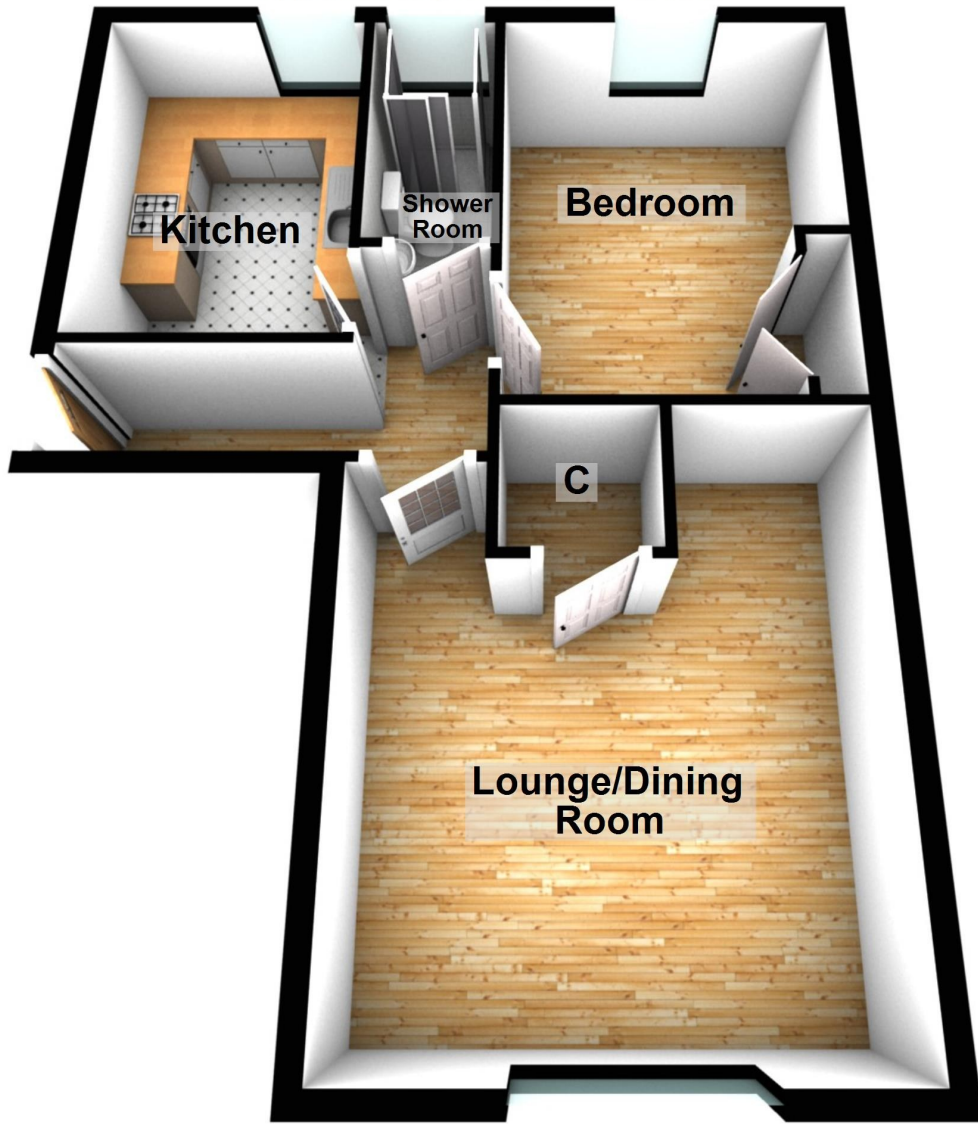
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