

KILGOUR

PROPERTY



42 Mansfield Avenue, Musselburgh, EH21 7DP





- Main door flat
- Bright lounge with open plan kitchen
- One double bedroom with walk in wardrobe
- Shower Room
- Private garden front, shard garden rear
- Gas central heating
- On-street parking
- Good Local Amenities
- Good for Commuting
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

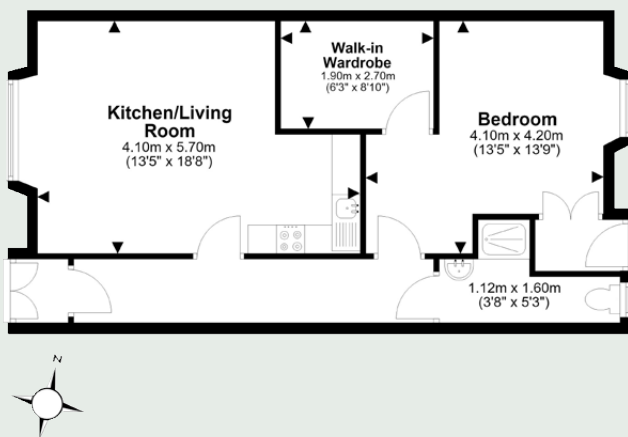
Description

A well-located one bedroom main door flat offering comfortable and convenient living accommodation, well suited to first-time buyers, downsizers or buy-to-let investors. The property benefits from its own private entrance and comprises a bright lounge with open plan kitchen, creating a sociable and practical living space. The accommodation further includes a good-sized double bedroom with walk in wardrobe and shower room. Externally, the property enjoys a private garden to the front with shared garden to the rear, providing a pleasant outdoor area, while additional benefits include gas central heating and on-street parking.

Location

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.





Living Room/Kitchen	18'8 x 13'5	5.70 x 4.10m
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Double Bedroom	13'9 x 13'5	4.20 x 4.10m
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Shower Room	5'3 x 3'8	1.60 x 1.12m
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