

# 3C BALCARRES PLACE

Musselburgh, East Lothian, EH21 7SA





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This striking two-bedroom tenement flat, situated in the Musselburgh Conservation Area, enjoys understated decor highlighted by stylish touches, along with proximity to local shops and amenities. Entered through secure communal stairs, offering access to the well-maintained shared garden, the first-floor flat features a rear double bedroom with storage, a single bedroom with home office potential, a spacious living room, a modern kitchen, and a naturally-lit shower room. The property lies just a short distance from the sandy beach, as well as the thriving local high street (well served by regular bus links) and is just a short drive away from the A1, Edinburgh bypass, and rail links.



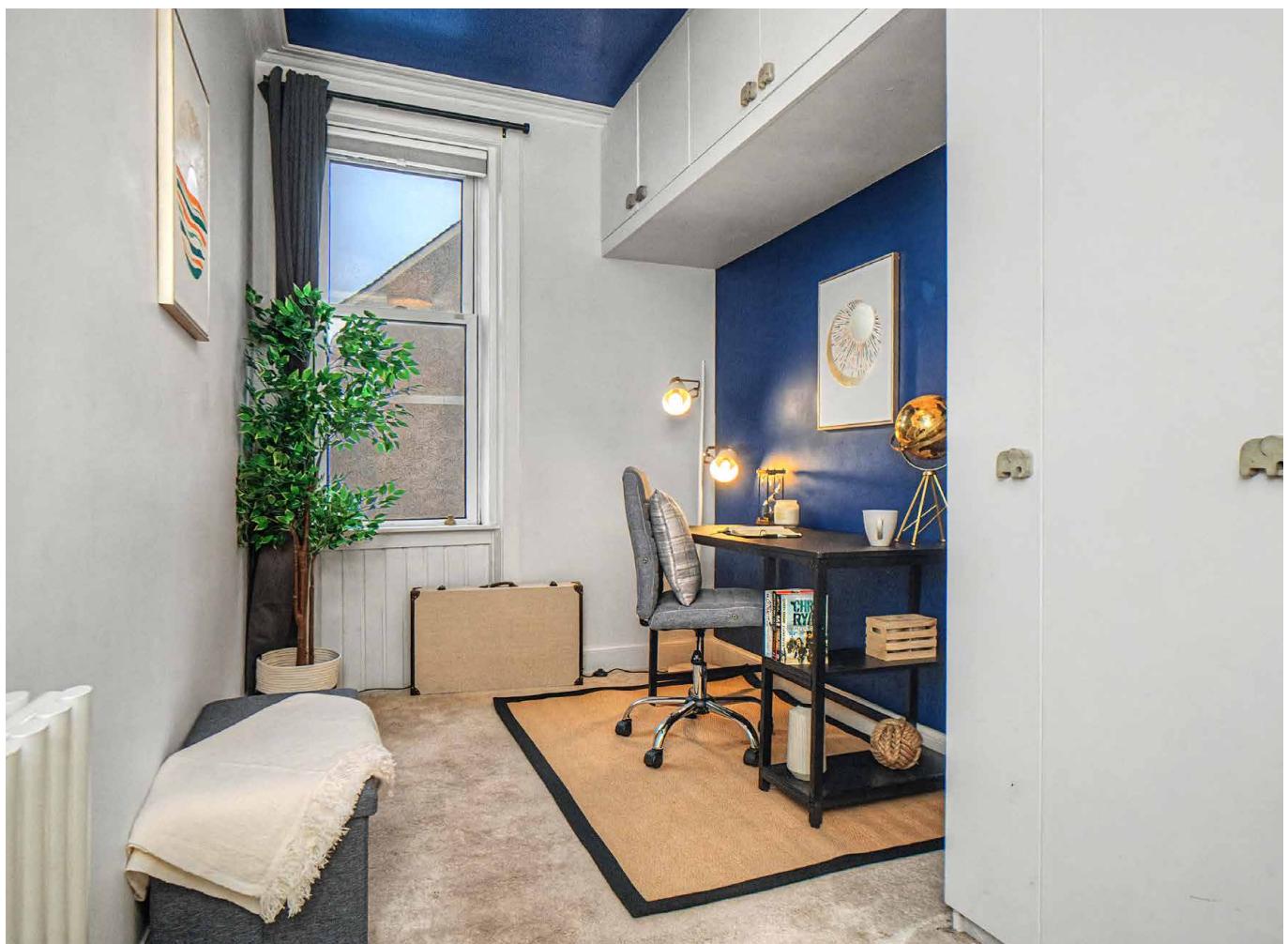
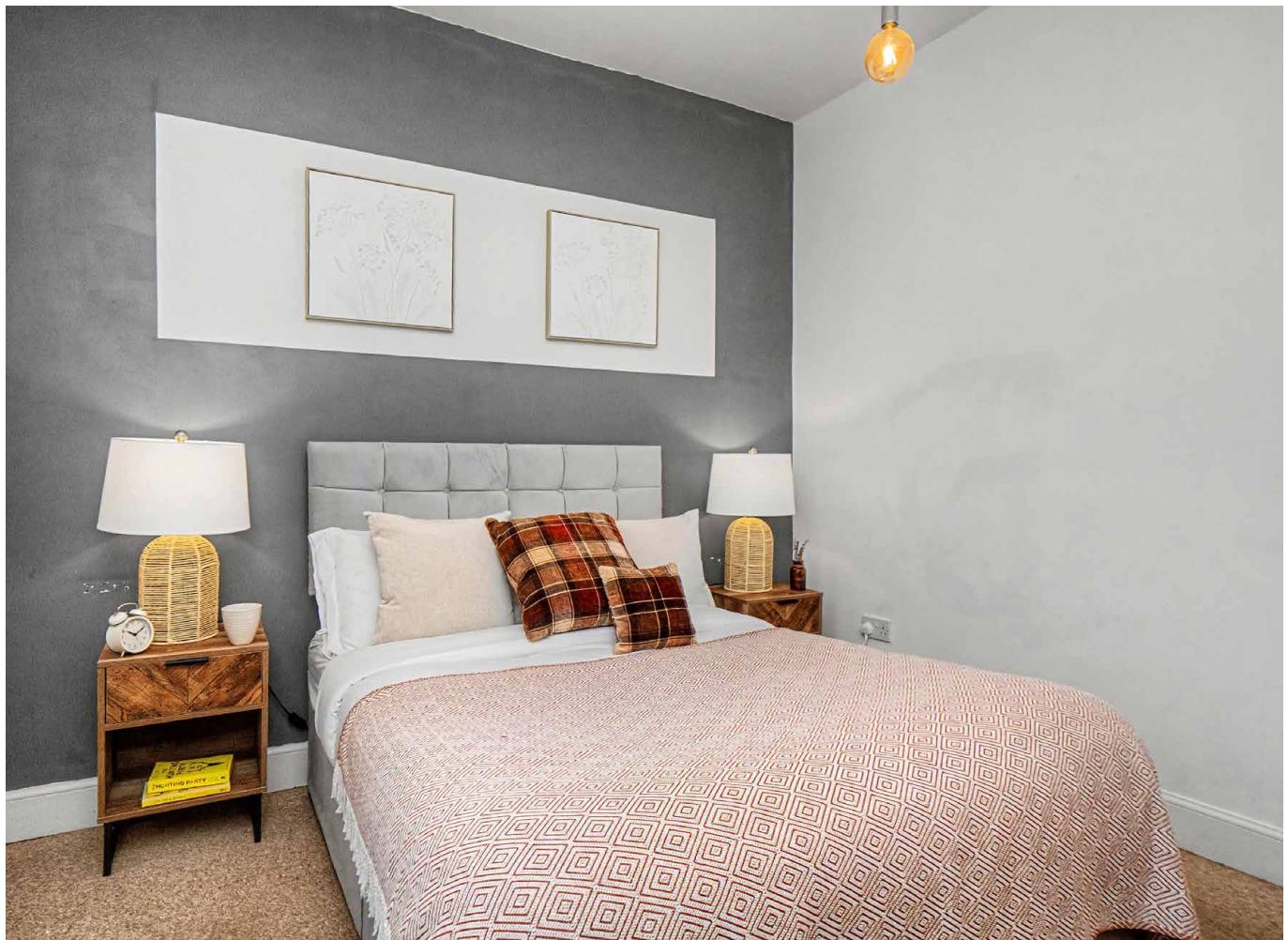


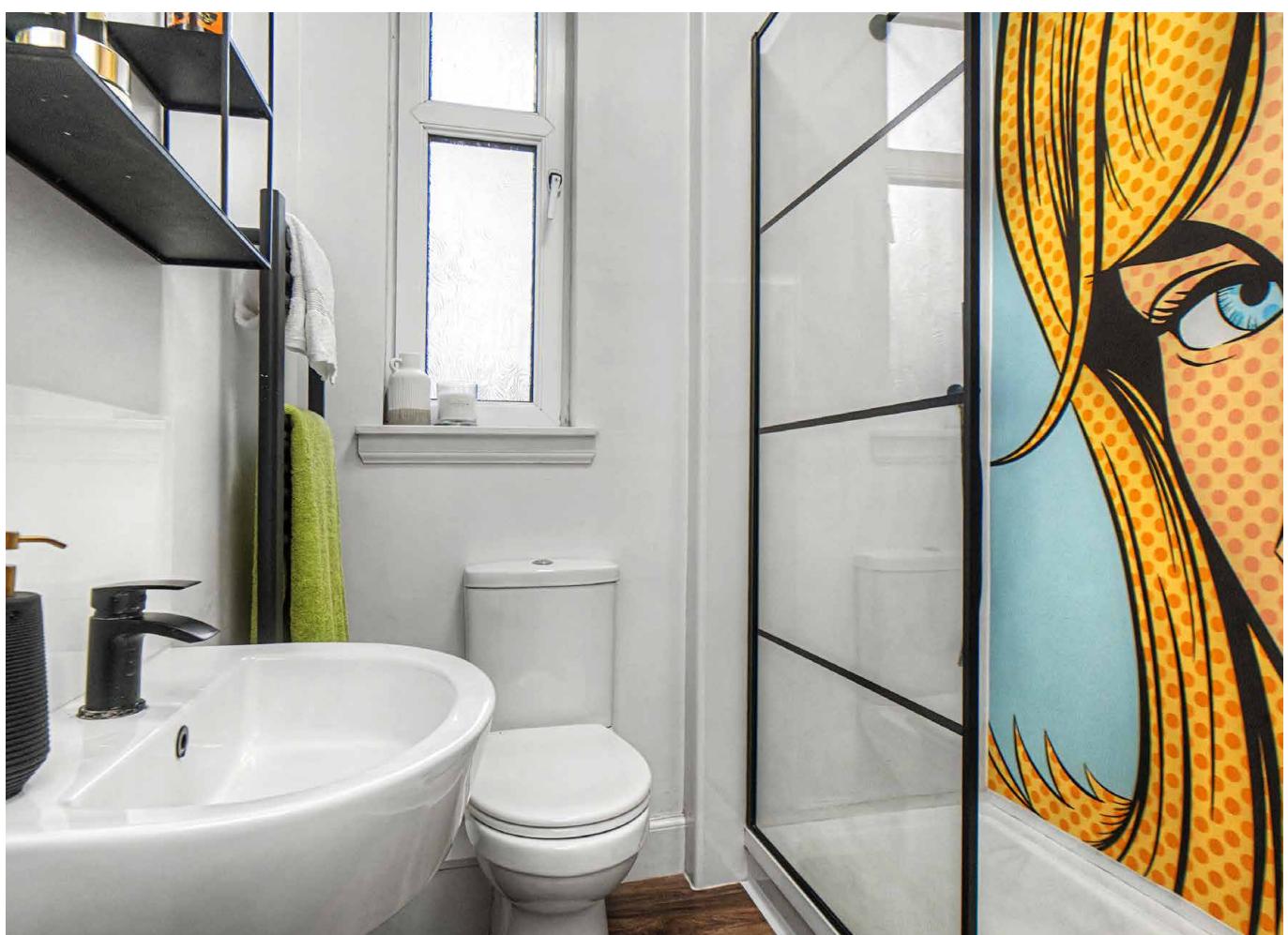
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By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Desirable coastal setting with good transport links
- Located close to local shops and amenities
- Stylishly-presented first-floor tenement flat
- Accessed through secure communal stairs
- Welcoming entrance hall with storage
- Living room with accent decor and illuminated display alcove
- Contemporary kitchen
- Rear double bedroom with ample storage
- Single bedroom/home office with built-in storage
- Bright shower room with walk-in rainfall shower
- Well-maintained shared garden
- Unrestricted on-street parking









Extras: The sale includes a fridge, integrated appliances, a chest of drawers, all blinds and curtains and a shed.

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# MUSSELBURGH

Musselburgh is a historic, bustling seaside town, located just six miles from Edinburgh, with excellent public transport facilities to the city; bus services run both day and night, whilst two train stations also provide regular services. This picturesque and ancient town, positioned on the Firth of Forth coast, with a quaint harbour, and situated on the banks of the River Esk, offers fantastic opportunities to enjoy the coast and East Lothian countryside, with access to sailing and water sports facilities and beautiful walkways, such as the John Muir Way that extends along the coast. There is also a sports complex with sports hall, gym, swimming pool, sauna and spa. For golf enthusiasts, there is the Royal Musselburgh Golf Course and several other prestigious courses close by. The famous Musselburgh Racecourse also holds regular meets, including the much anticipated Ladies Day in June. The town has two main shopping streets, with high street retailers, small local shops, bars and restaurants, and the large Tesco supermarket is open 24 hours, 7 days a week. The Fort Kinnaird Retail Park, one of the largest in the UK, and also home to a multiplex cinema, is just a couple of miles away and easily accessible by public transport. State and private schools for all ages are located in the town, including the private boarding school of Loretto and Musselburgh Grammar School, whilst Queen Margaret's University is also located on the outskirts of the town. Known as the "Honest Toun", Musselburgh's unique history is celebrated annually by the community with an array of summertime festivities.

