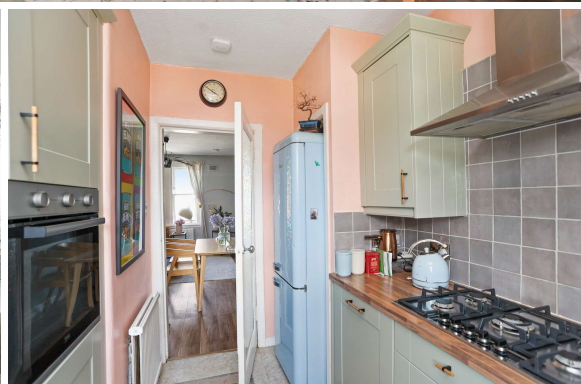
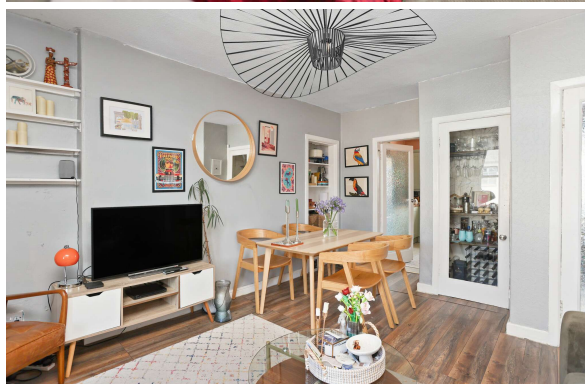




6D Mansfield Road
MUSSELBURGH | EH21 7DS


warners
solicitors & estate agents



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Well presented, two-bedroom first floor flat enjoying access to a well maintained communal rear garden, situated in the highly sought after coastal town of Musselburgh in East Lothian.

The tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living room is of an excellent size providing a great space for relaxing or entertaining guests. The principal bedroom benefits from wardrobe storage and the second bedroom, also a well-sized double, could alternatively be employed as an ideal home office or gym giving the property a good degree of flexibility. A contemporary kitchen and family bathroom complete the internal accommodation.

Lying within easy reach of all of the amenities of Musselburgh's town centre and just a short walk from Musselburgh beach, the apartment is also conveniently located to provide access to excellent public transport links.

Holding immense appeal to first time buyers and young families in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom apartment
- Sought after location
- Excellent local amenities
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Rear garden space

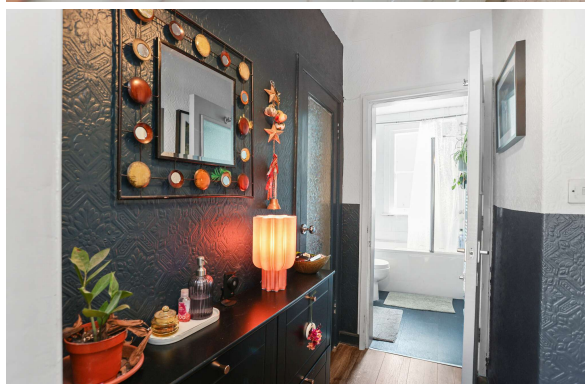
Energy Rating C, Council Tax B

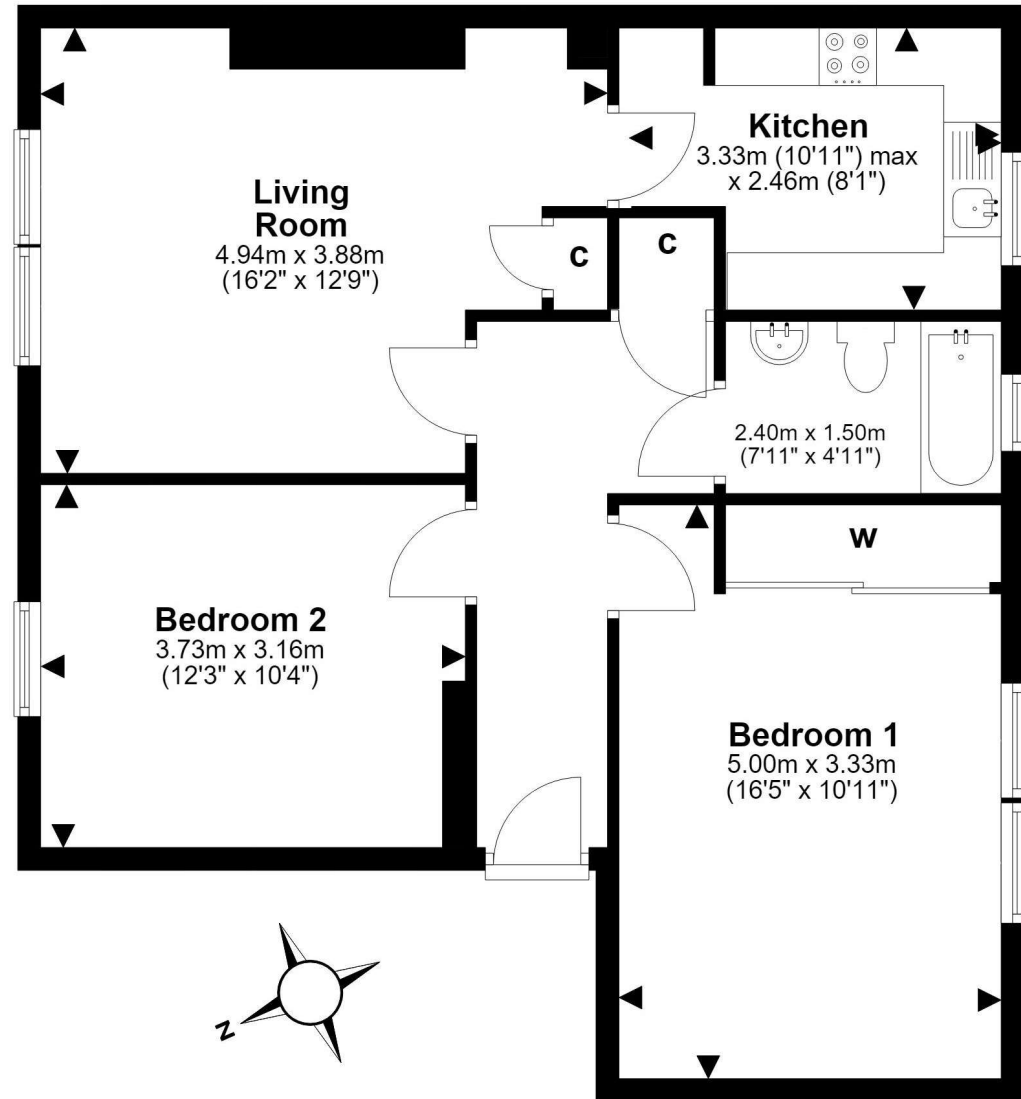
All fixtures, fittings (except the large light fitting in the living room), integrated appliances, the fridge/freezer and the wardrobe in bedroom 1 are included in the sale.

PRICE & VIEWING: Please refer to our website, 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.