

34C Lochend Road North
MUSSELBURGH, EH21 6BG



"34C Lochend Road North is a beautifully presented one bedroom flat, offered in genuine move-in condition"

- WELL MAINTAINED STAIR
- HALLWAY
- LIVING / DINING / KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

DESCRIPTION

34C Lochend Road North is a beautifully presented one bedroom flat, pleasantly situated within the highly sought after town of Musselburgh. Entered through a well maintained stairwell, the accommodation which is offered in move-in condition comprises: welcoming entrance hall with cupboard; bright and spacious living / dining / kitchen; generously proportioned double bedroom with fitted wardrobes and contemporary shower room. Further benefits include: gas central heating; double glazing; tastefully decorated throughout; well manicured communal rear garden laid to lawn; unrestricted on street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C

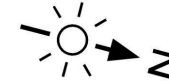
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

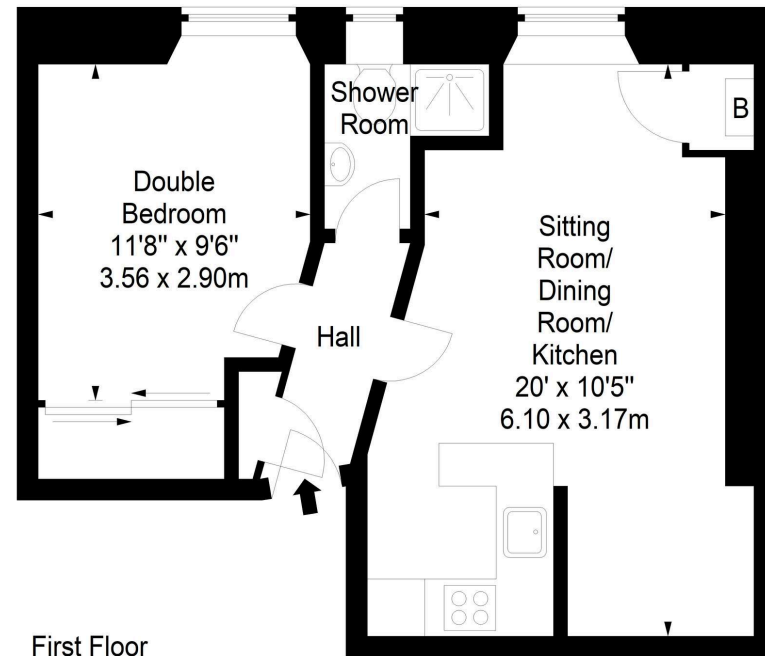
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Musselburgh,
East Lothian, EH21 6BG



Approx. Gross Internal Area
443 Sq Ft - 41.15 Sq M
For identification only. Not to scale.
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