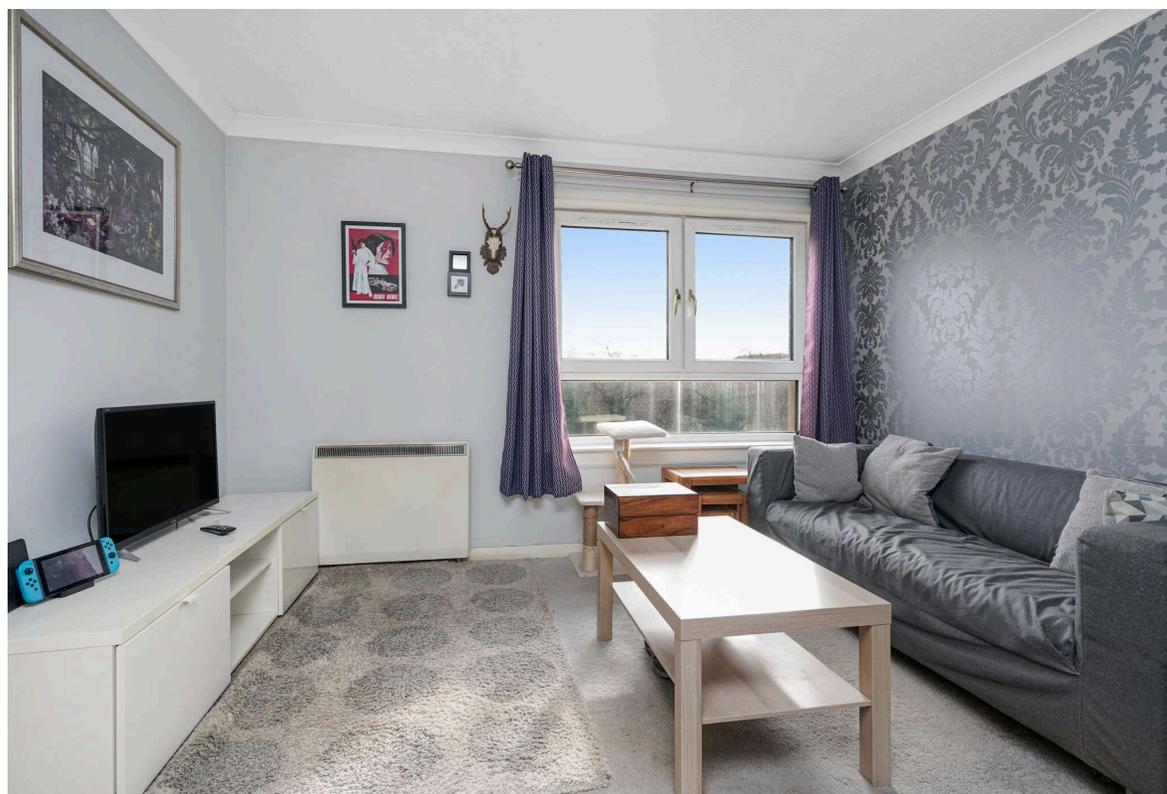




3 Loretto Court
MUSSELBURGH | EAST LoTHIAN | EH21 6ST


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Nestled in a quiet cul-de-sac in the heart of sought-after Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this main door upper villa. Boasting ample resident's parking, an external storage cupboard, double glazing and electric heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule with carpeted staircase leading up, a bright lounge with picture window, a long fitted kitchen, a large double bedroom with built-in mirrored wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Main door upper villa.
- Quiet cul-de-sac in the heart of Musselburgh.
- Close to excellent amenities and quick transport links.
- Ample resident's parking.
- Welcoming vestibule.
- Bright lounge with picture window and dining space.
- Long fitted kitchen.
- Large double bedroom.
- Stylish bathroom.
- Double glazing and electric heating.

Energy Rating C, Council Tax C

All fittings, fixtures, fridge freezer and dishwasher will be included in the sale. The oven will be removed.

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. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. 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.

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