



Solicitors & Estate Agents



Offers Over
£200,000

53D Dalrymple Loan

Musselburgh | East Lothian | EH21 7DL

Set within a well-maintained and centrally positioned modern development, this spacious first floor flat offers bright and comfortable accommodation ideally suited to a range of buyers, including first-time purchasers, professionals, and families alike. The property enjoys a convenient location within short walking distance of Tesco Extra, a GP practice, excellent transport links, and a wide range of local amenities.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation begins with an entrance vestibule, with storage cupboard leading into a welcoming inner hallway. The hallway benefits from a useful utility cupboard, complemented by two further storage cupboards, providing excellent additional storage space throughout the property. The generously proportioned reception room is flooded with natural light from three large windows and offers ample space for both lounge and dining furniture, creating an ideal setting for relaxing and entertaining. The kitchen is fitted with a range of wall and base units and provides space for freestanding appliances. Tiled splash areas add a practical finish, while the layout offers excellent functionality for everyday living. The property further benefits from three well-proportioned double bedrooms. All three bedrooms enjoy a peaceful rear-facing aspect and are finished with neutral décor and fitted carpeting. Each benefit from built-in wardrobes, providing excellent storage while creating comfortable and inviting spaces. Completing the accommodation is the bathroom, fitted with a three-piece white suite and an electric shower over the bath, complemented by stylish white tiling surrounding the bath area.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking and Garage

Externally, the property benefits from a private external lock-up garage, offering valuable additional storage and secure parking.

Viewing

By appointment through Neilsons (0131 625 2222).





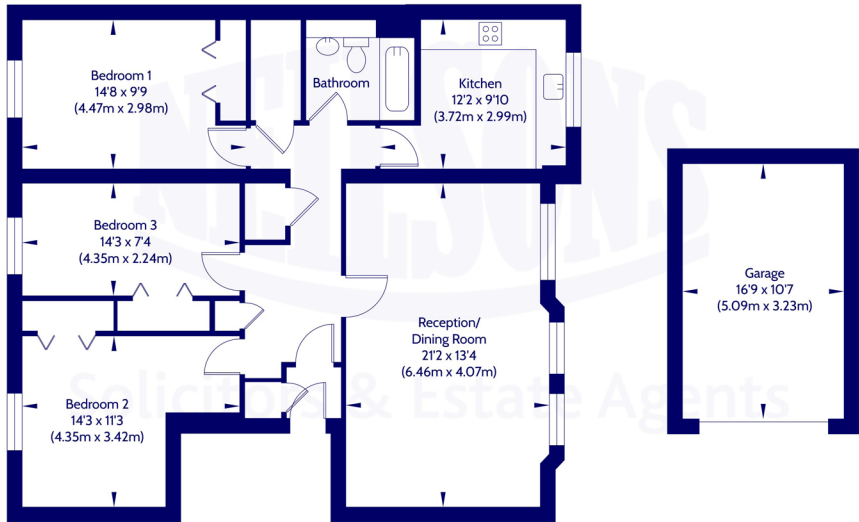
Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 96 Sq M / 1036 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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