



**140F Inveresk Road**  
**MUSSELBURGH, EH21 7AX**

**A**

# *"140F Inveresk Road is a bright and spacious, two-bedroom second floor flat"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING





### 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, 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, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are 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.

### COUNCIL TAX

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



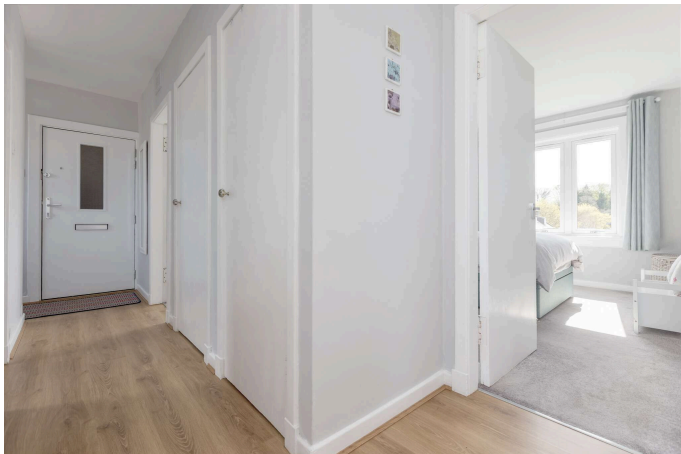
### DESCRIPTION

140F Inveresk Road is a bright and spacious, two-bedroom second floor flat, located in the historic coastal town of Musselburgh near the town centre. Accommodation comprises: secure door entry; well maintained stair; hallway with two storage cupboards; dual aspect sitting room which lets in an abundance of light; kitchen/diner with floor and wall units and space for a table and chairs; two good sized double bedrooms and a bathroom with three piece white suite with electric shower over bath. Further benefits include gas central heating, double glazing, communal rear garden and unrestricted on street parking.

### EPC RATING

The energy efficiency rating for this property is band C

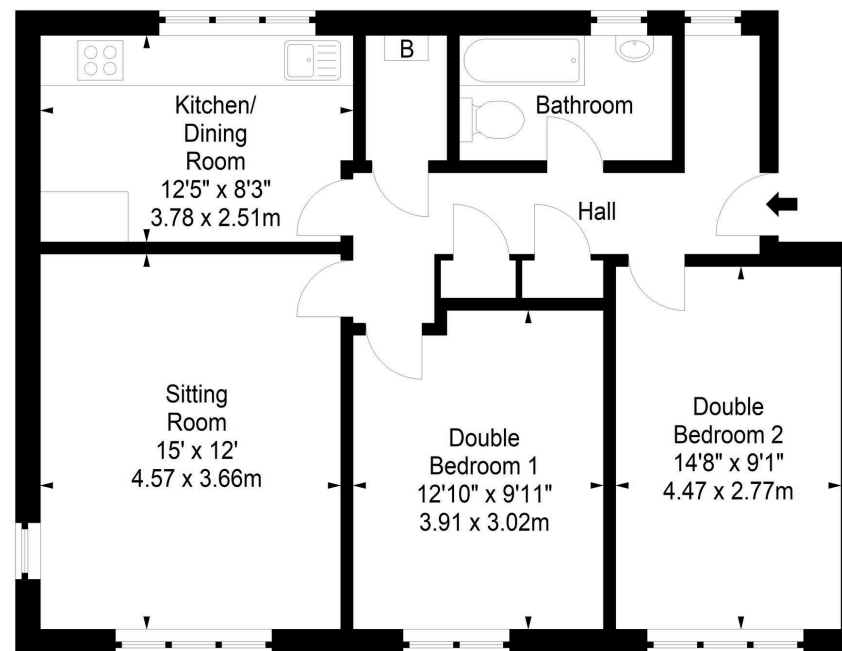
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Inveresk Road,  
Musselburgh,  
East Lothian, EH21 7AX



Approx. Gross Internal Area  
730 Sq Ft - 67.82 Sq M  
For identification only. Not to scale.  
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Second Floor

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