



# 19D, KILWINNING TERRACE

Musselburgh, EH21 7ED



1

Public Room



2

Bedrooms



1

Bathroom



# 19D, KILWINNING TERRACE

Introducing an attractively presented two-bedroom second-floor flat, offering bright, modern interiors finished to a high standard throughout with a stylish, contemporary finish. This attractive home features a large living room with a fireplace, useful storage and a westerly aspect, a sleek modern kitchen, and a quality shower room with a towel radiator. It also benefits from two well-proportioned double bedrooms, including a principal bedroom with built-in storage, ensuring a comfortable and practical living environment.

19D, Kilwinning Terrace enjoys a highly convenient setting in Musselburgh, close to excellent local amenities, schools, and transport links. With the High Street, scenic riverside walks along the Esk, and the sandy beach all within easy reach, it offers a relaxed coastal lifestyle just a short distance from central Edinburgh.







**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

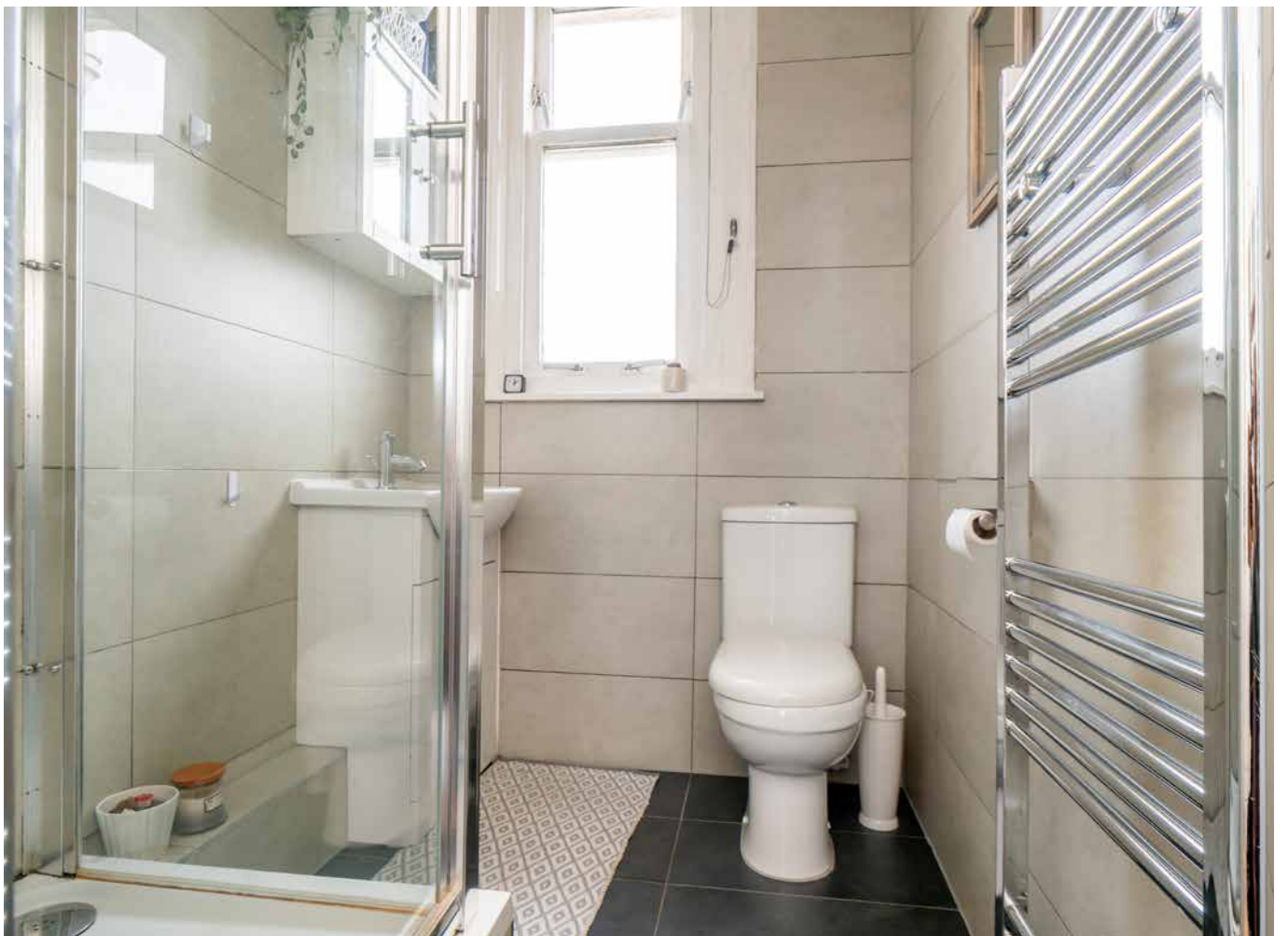
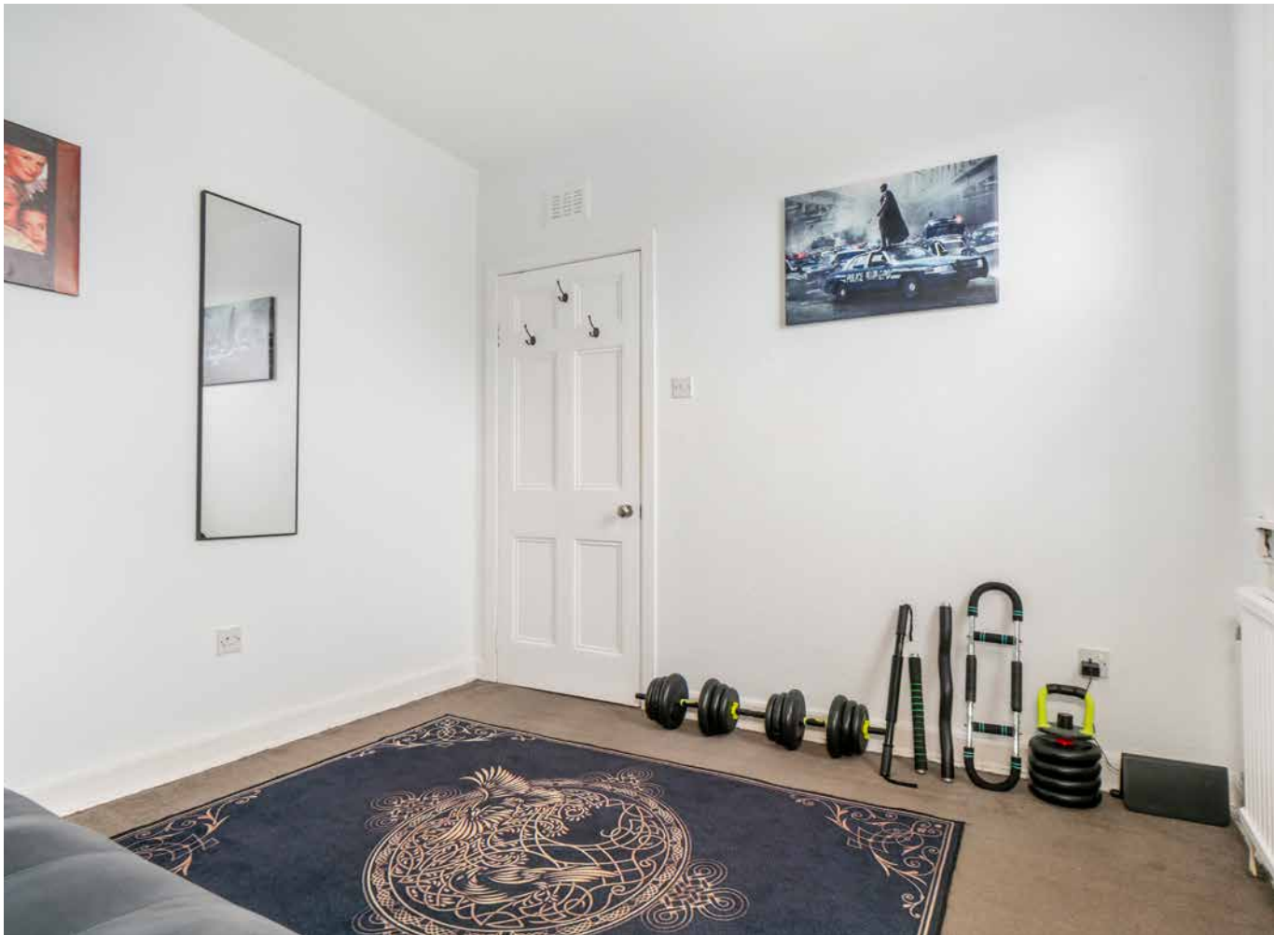
**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Second-floor flat in popular Musselburgh
- Established residential development
- Immaculately presented modern interiors
- Entrance hall
- West-facing, spacious living room with fireplace and storage
- Stylish, modern kitchen with storage cupboard
- Principal bedroom with built-in wardrobe
- Versatile second double bedroom
- Modern shower room with a towel radiator
- Private and communal gardens
- On-street parking









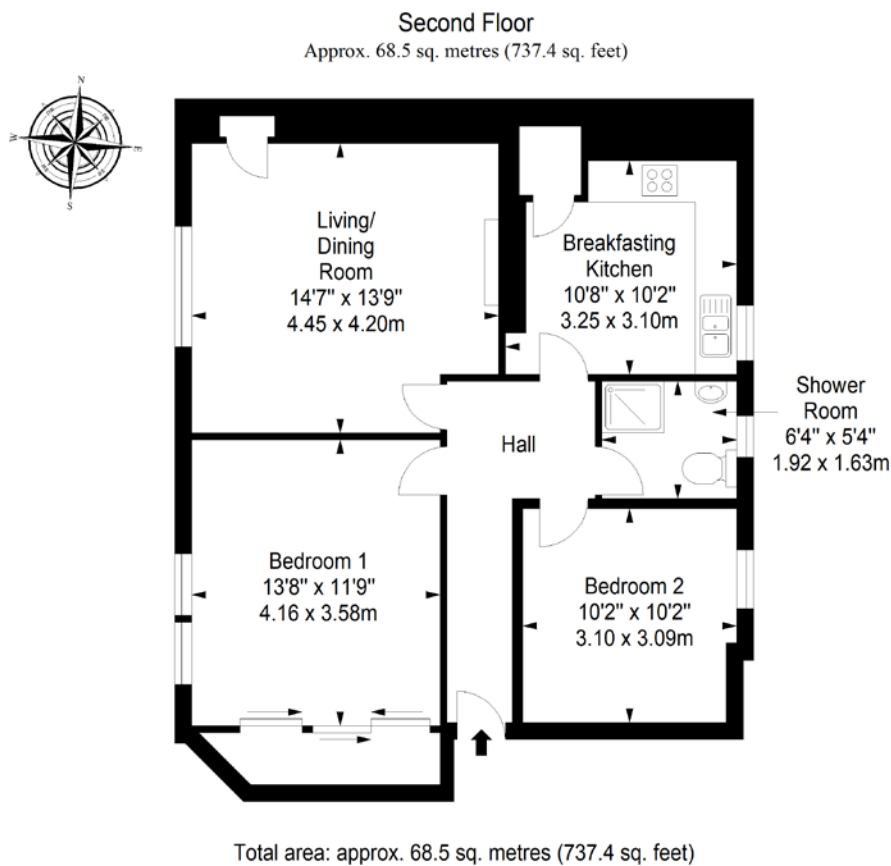
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale, whilst furniture is available via separate negotiation.

Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



# MUSSELBURGH, EAST LOTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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