










Solicitors & Estate Agents



3A/1 Mall Avenue

Musselburgh | East Lothian | EH21 7BL

This attractive, generously proportioned 2-bedroom first floor flat forms part of a traditional tenement in the heart of Musselburgh, overlooking the picturesque River Esk and within minutes walk of excellent local amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This is an exciting opportunity for the first time buyer/ investor to acquire a bright, dual aspect corner flat with the advantage of resident's parking, conveniently positioned in the popular, well-connected Musselburgh district of East Lothian. The light-filled accommodation comprises entrance hallway, a bright, well proportioned reception room with dual aspect, galley style modern kitchen with window to front with open outlook, 2 good sized double bedrooms with the principal front-facing bedroom benefiting from built-in wardrobes. Completing the accommodation is a bathroom with three piece suite with electric shower over bath. Further benefits include a gas central heating system with combi boiler, double glazing and a security entryphone system.



Extras

All fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob and oven, fridge and washing machine.

Gardens and parking

There is a fully enclosed communal garden/bin store located to the rear of the building and for the car owner, resident's parking is available to the front of the building with additional on-street parking to the side.

Viewing

By appointment with Neilsons on 0131 625 2222.





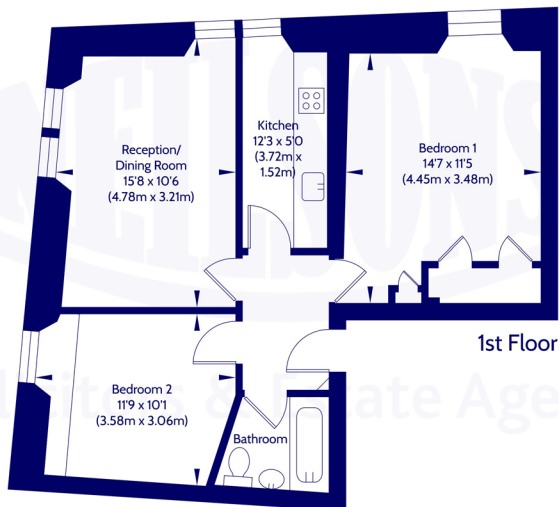
Location

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 55 Sq M / 592 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

