



5L King Street  
MUSSELBURGH | EH21 7ER

  
**warners**  
solicitors & estate agents



## 5L King Street

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Nestled on a quiet cul-de-sac in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this bright top floor apartment. Now in need of modernisation the property has the potential to make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a spacious open plan lounge/kitchen with generous dining space, a large double bedroom with built-in wardrobe and the flat is completed by a shower room. Externally there is a well-kept communal garden.

- Traditional top floor apartment
- Quiet street in the heart of Musselburgh
- Now in need of modernisation
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom with built-in wardrobes
- Shower room
- Double glazing
- Well-kept communal garden
- Free on street parking.

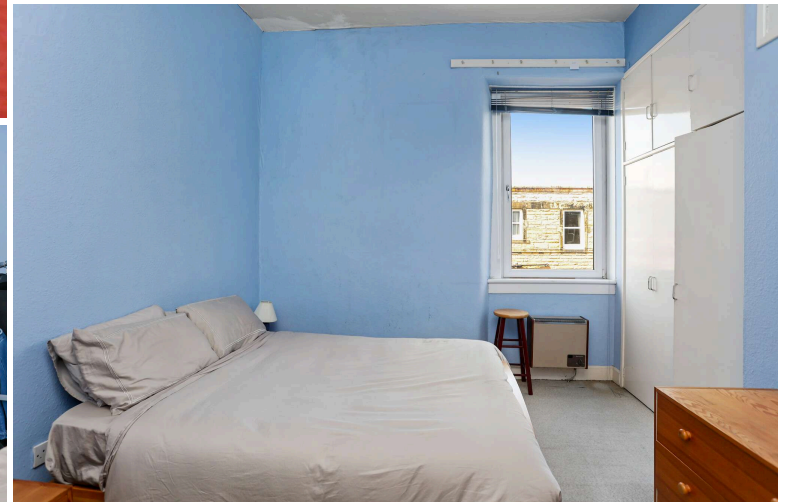
Energy Rating E. Council Tax Band B.

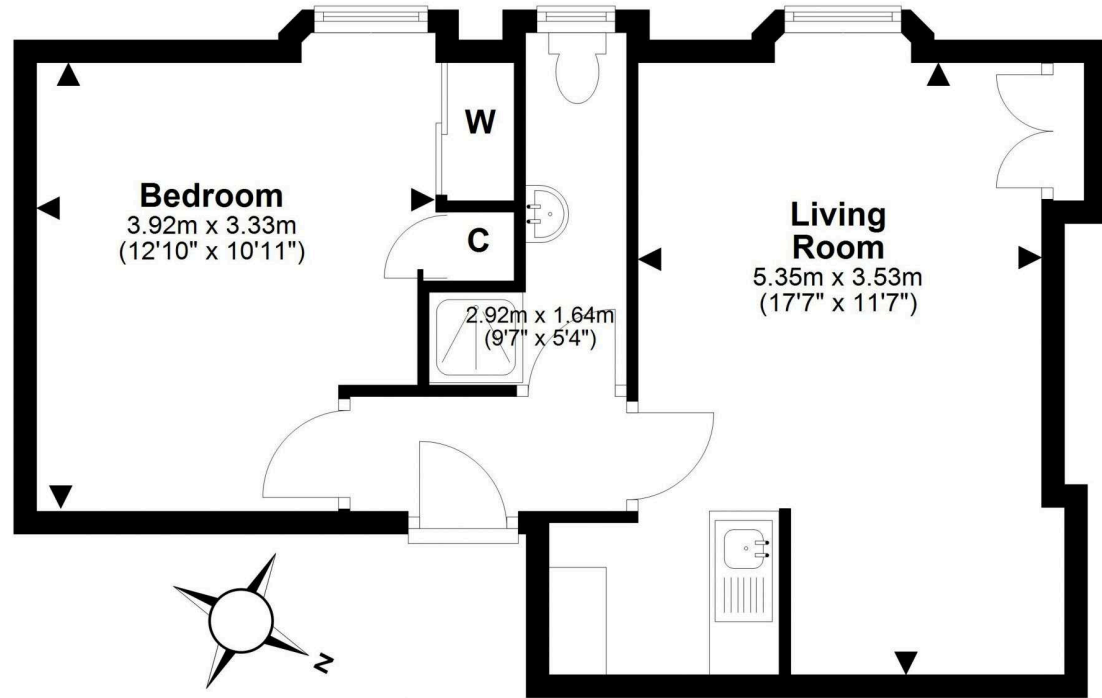
All fixtures, fittings, integrated kitchen appliances and furniture will be included in the sale. Some items of furniture shown within images has been removed.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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. 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. The property is a few minutes' walk to the train station. 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.