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45i Promenade,

Musselburgh, EH21 6JU



Description

45i Promenade is a bright and spacious, one-bedroom top floor flat forming part of a traditional tenement, situated in an enviable promenade setting directly by the beachfront of Musselburgh. The property has been renovated to a high specification throughout and is in true move-in condition. The accommodation briefly comprises an entrance hall, open plan living room/kitchen, double bedroom and larger shower room. The property benefits from gas central heating, double glazing and has access to a communal garden. The property has been finished with good quality fixtures and fittings and will make a superb first home, viewing is highly recommended.

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, banks, 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 racecourse, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level there 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.

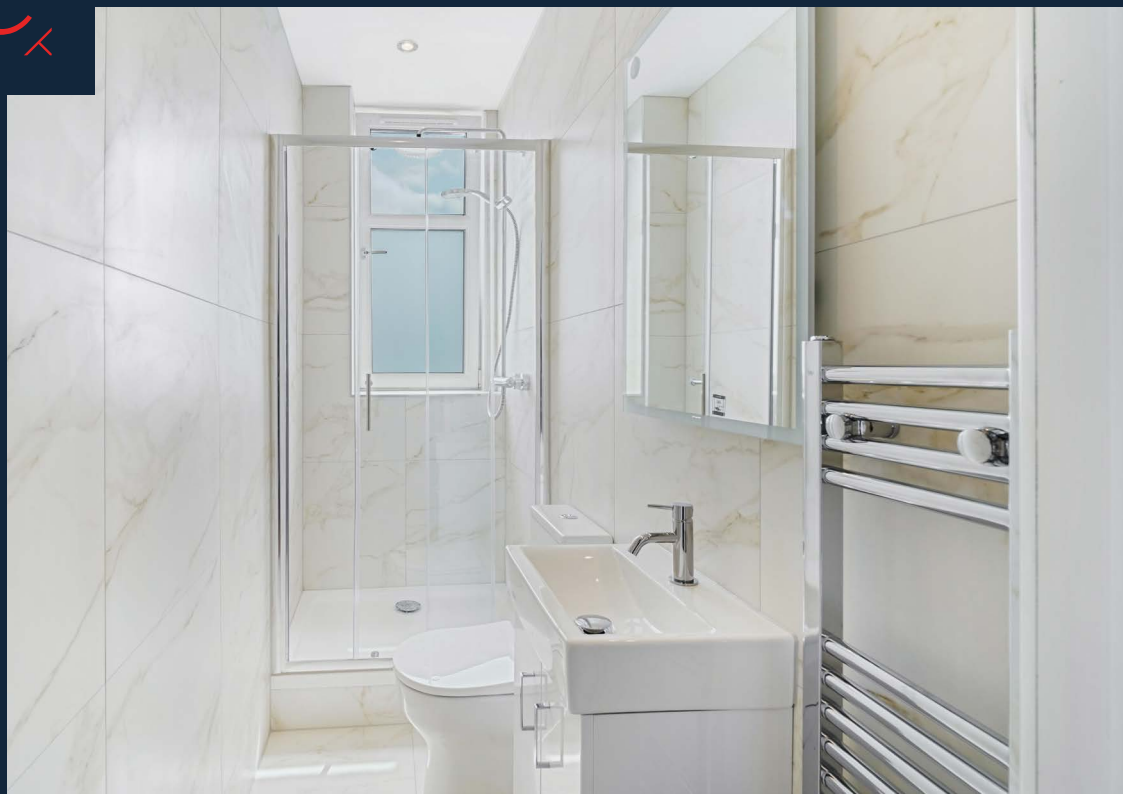
Extras

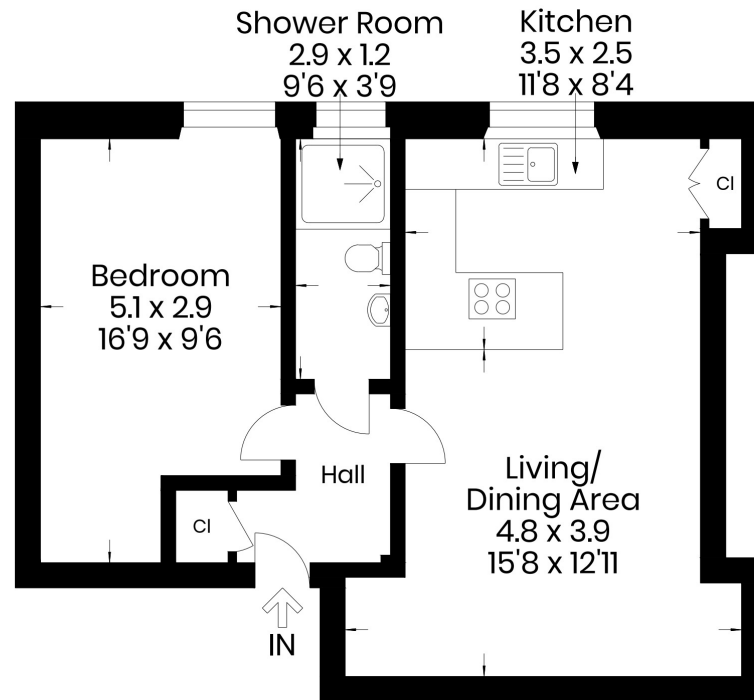
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- EPC rating - D
- Living room/Kitchen
- Council Tax Band – B
- 1 Bedroom
- Tenure - Freehold
- 1 Shower room
- Gas central heating
- Double glazing
- Communal garden

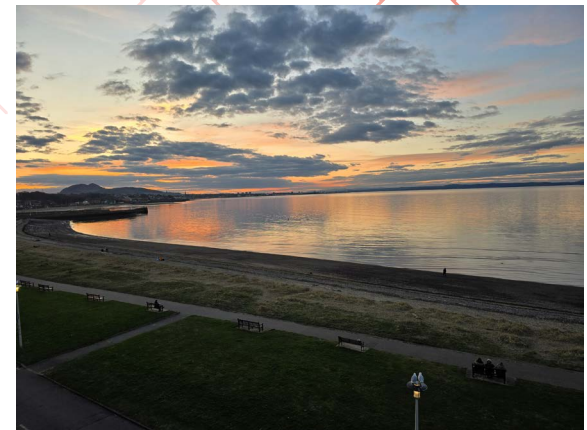






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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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