



36F Beach Lane
MUSSELBURGH | EH21 6LB

TO LET

warners
solicitors & estate agents



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Set on a quiet street just moments from the waterfront, this attractive one bedroom flat offers a fantastic opportunity for first time buyers or buy to let investors. Combining a desirable coastal setting with excellent local amenities and transport links, the property provides comfortable, well proportioned accommodation in move in condition. The accommodation comprises a welcoming entrance hallway which leads to a bright and airy livingroom. The kitchen provides ample worktop space with floor and wall mounted units, a stylish double bedroom is well proportioned with built in storage and sea views and the property is finished with a recently refurbished bathroom which has a 2 piece suite and shower cubicle. Property further benefits from double glazing, gas central heating, communal garden and on street parking.

- Top floor flat in traditional tenement
- Move in condition
- Sea views
- Secure entry system
- Local amenities
- Excellent transport links

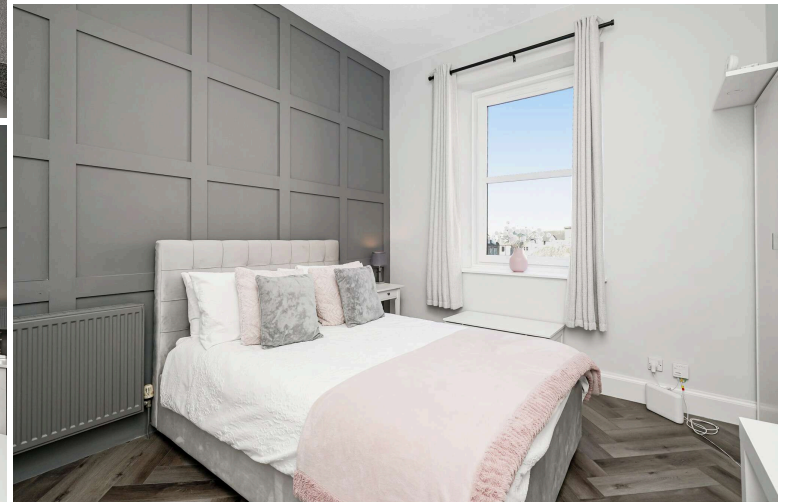
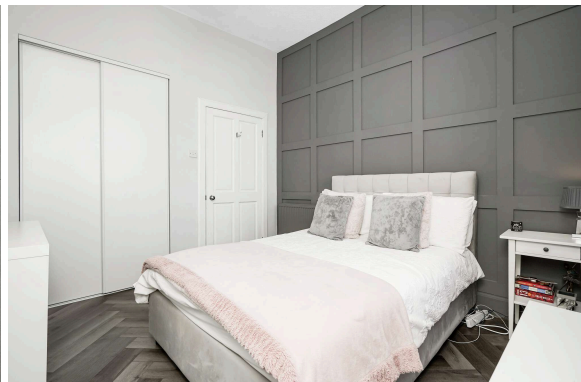
Council Tax band B, Energy rating C

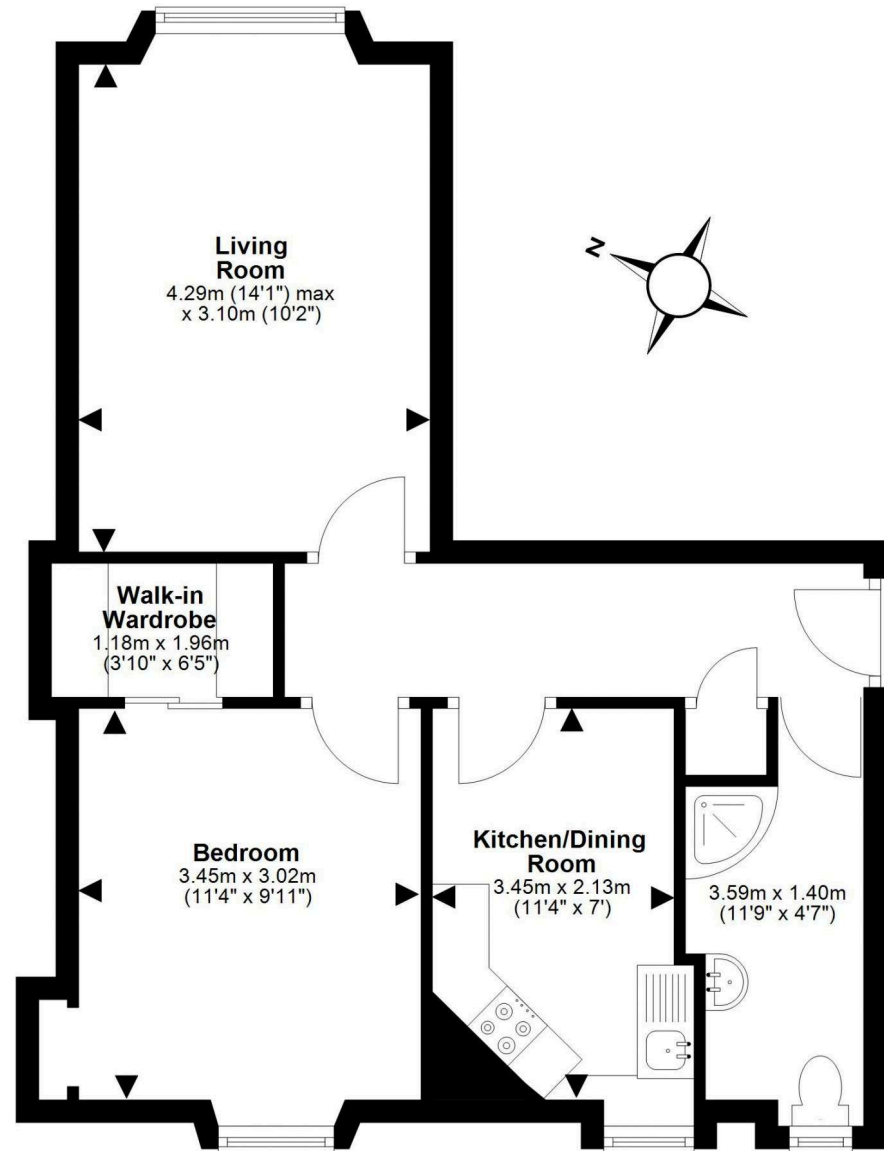
Extras to include; Integrated dishwasher, fridge/freezer and washing machine. Light fittings, tv bracket and blinds.

PRICE & VIEWING: Please refer to our website, 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.