



1 The Potteries 64 Ravensheugh Road, Musselburgh, EH21 7SY



Welcome

Welcome to 1 The Potteries-a gorgeous main door duplex apartment situated on the coastal road on the outskirts of the East Lothian town of Musselburgh. This upgraded three-bedroom, three-bathroom, home boasts spacious, light-filled interiors over two levels, and is presented in move in ready condition for today's discerning buyer. The property's location provides stunning coastal views and is close to Musselburgh's shops, cafés, and amenities, making everyday life wonderfully convenient. Featuring new gas central heating and an electric rewire, we recommend early viewing to avoid disappointment.

- Lovely, spacious, light filled accommodation
- Main door ground floor entrance
- Entrance vestibule with stairs to the first floor
- Main bedroom with built-in mirrored wardrobes
- En-suite shower room with electric shower
- Bedroom with airing cupboard
- Family bathroom with three-piece white suite, featuring a bath with shower attachment
- Upper top hall with WC/Cloaks
- Spacious living and dining room with twin rear facing windows
- Fitted kitchen with a range of units, ceramic hob, oven, extractor, and remaining white goods by negotiation
- Guest bedroom with twin front facing windows
- En-suite shower room
- New gas central heating system and double glazing







Musselburgh

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre, and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and are subject to offer.





Get in touch

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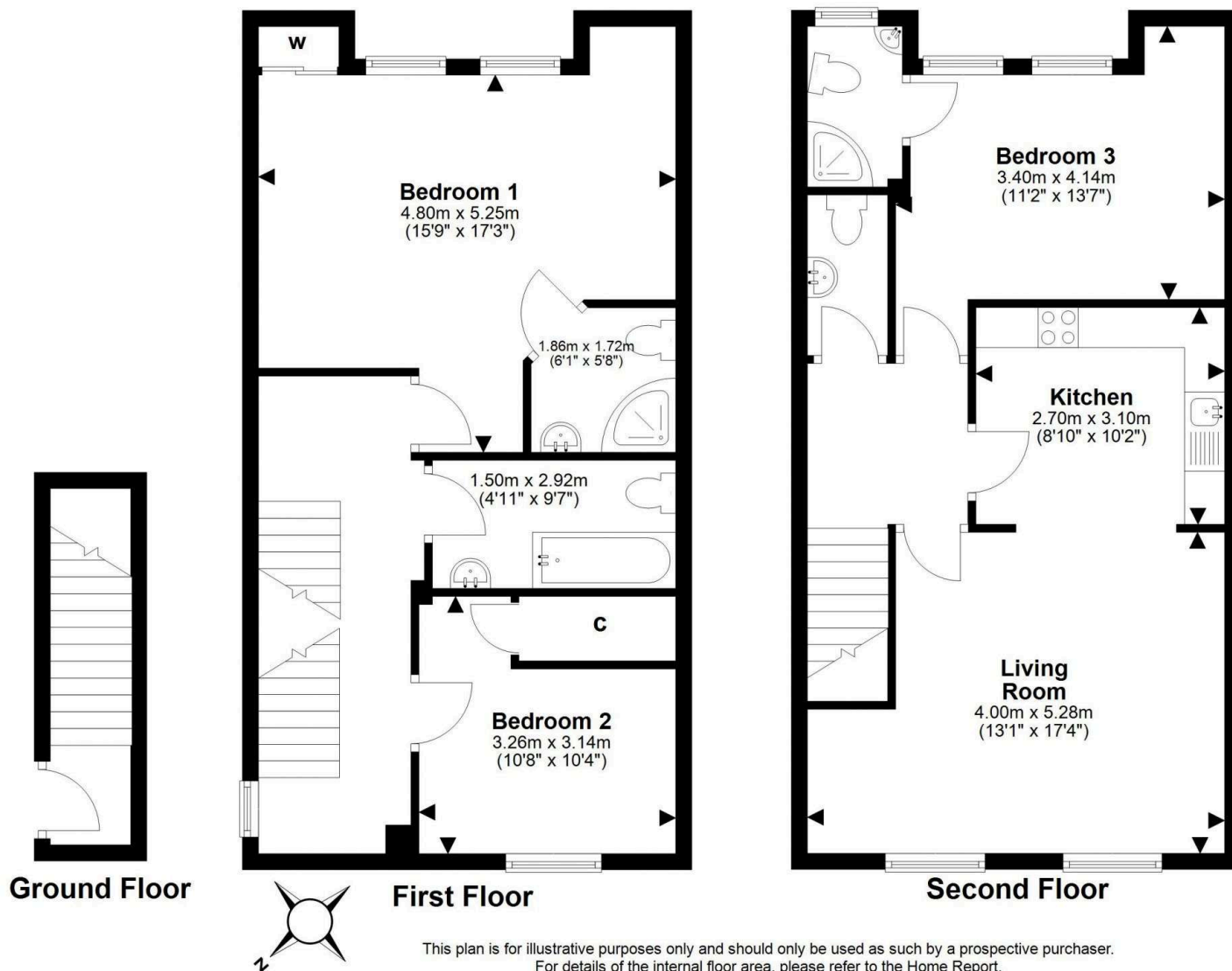
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.