



83F Hercus Loan
MUSSELBURGH | EH21 6BA

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Nestled on a quiet street in the heart of sought-after Musselburgh, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this immaculately presented top floor apartment. Boasting double glazing, gas central heating and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units, two large double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Quiet setting in the heart of Musselburgh
- Welcoming hallway with good storage
- Bright twin windowed lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom
- Gas central heating and double glazing
- Well-sized storage unit in stairwell
- Well-kept communal garden

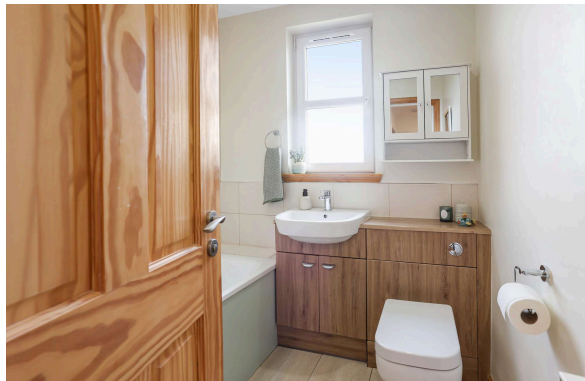
Energy rating C, Council tax band B. There is no factor associated with this property.

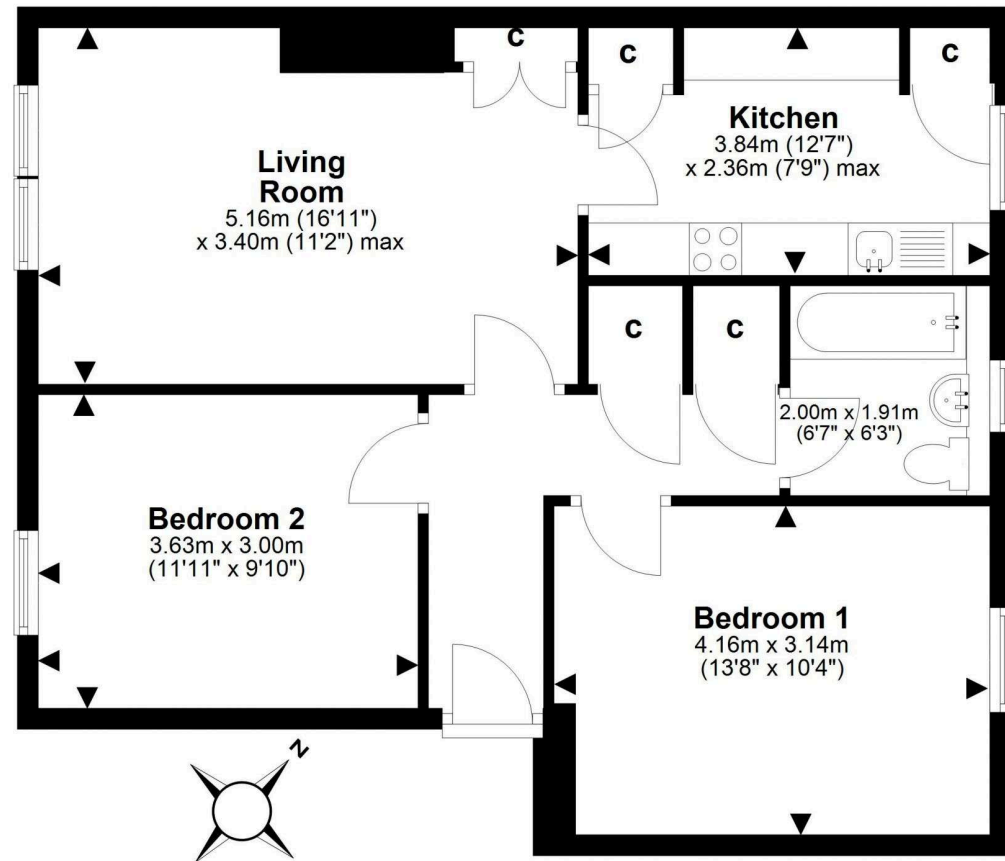
Extras included in this sale will be the fridge freezer, washing machine, curtains and blinds. Wardrobes in the principle bedroom may also be included in this sale.

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. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse 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 excellent public transport system is in operation within the town, including regular bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. 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.