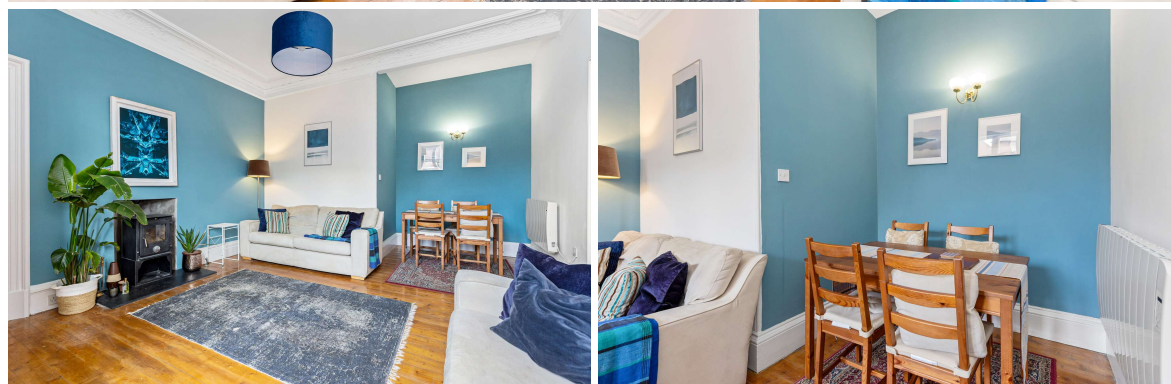




46 Mansfield Avenue
MUSSELBURGH | EAST LoTHIAN | EH21 7DP


warners
solicitors & estate agents



46 Mansfield Avenue

MUSSELBURGH | EAST LoTHIAN | EH21 7DP

Attractively presented traditional main door flat forming an ideal first time purchase boasting a sunny private front garden, shared rear garden and a quiet, tucked away position not far from the town's excellent amenities plus road and rail links to other areas.

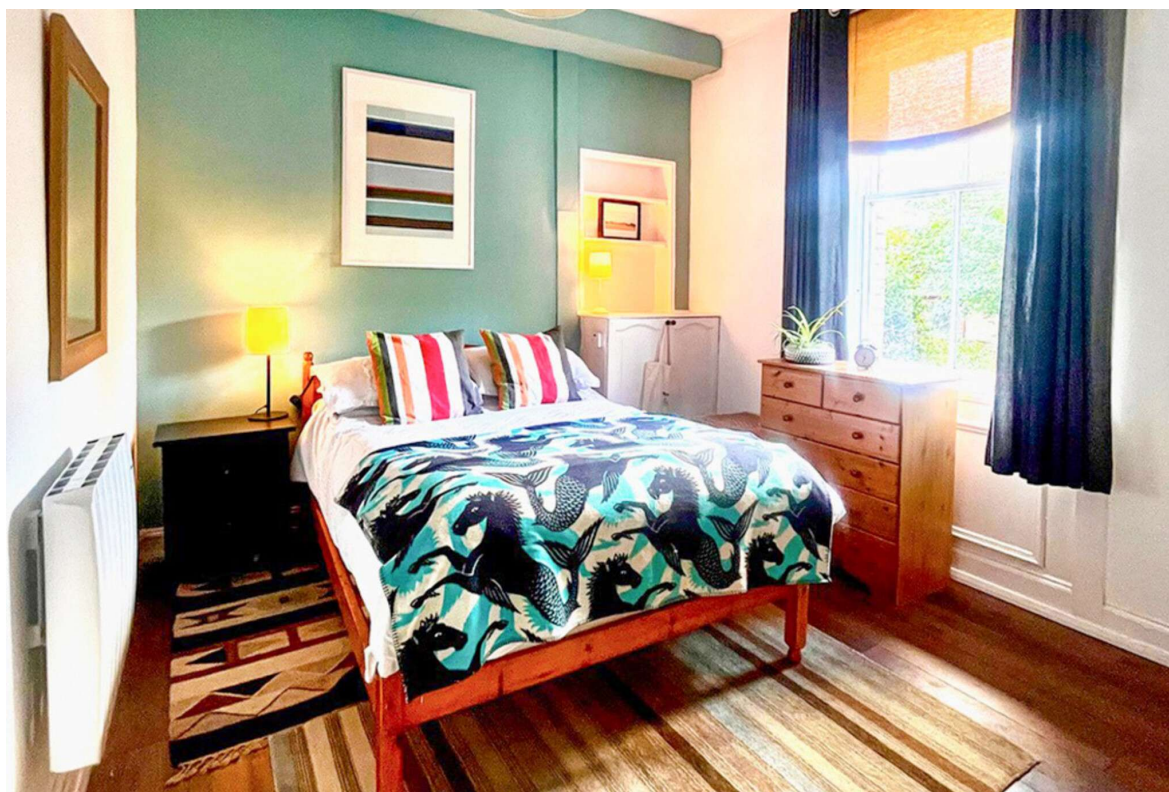
Viewing is highly recommended to appreciate the great features of this most appealing property. See below for the highlights -

- Twin window living/dining room with plenty of space for relaxation or entertaining, enhanced by a wood burning stove, decorative cornicework and lovely sanded wood flooring
- Kitchen providing fitted storage units and worktop space
- Double bedroom
- Fully tiled shower-room featuring electric shower and under-floor heating
- Hallways
- Main door access vestibules to front and rear
- Electric heating
- On trend decor
- Sunny private front garden with space for seating
- Lawn, clothes drying facilities and mature planted borders within rear garden shared between four properties
- On street parking

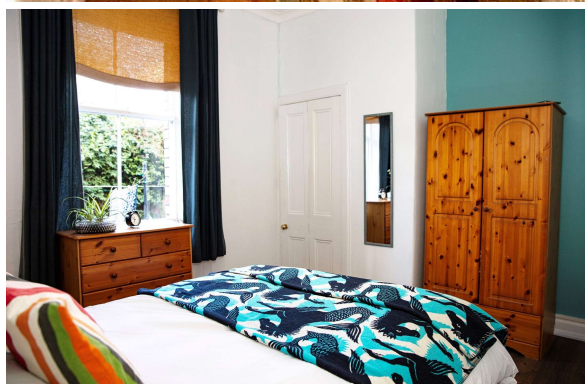
Council Tax Band B . Energy Rating E

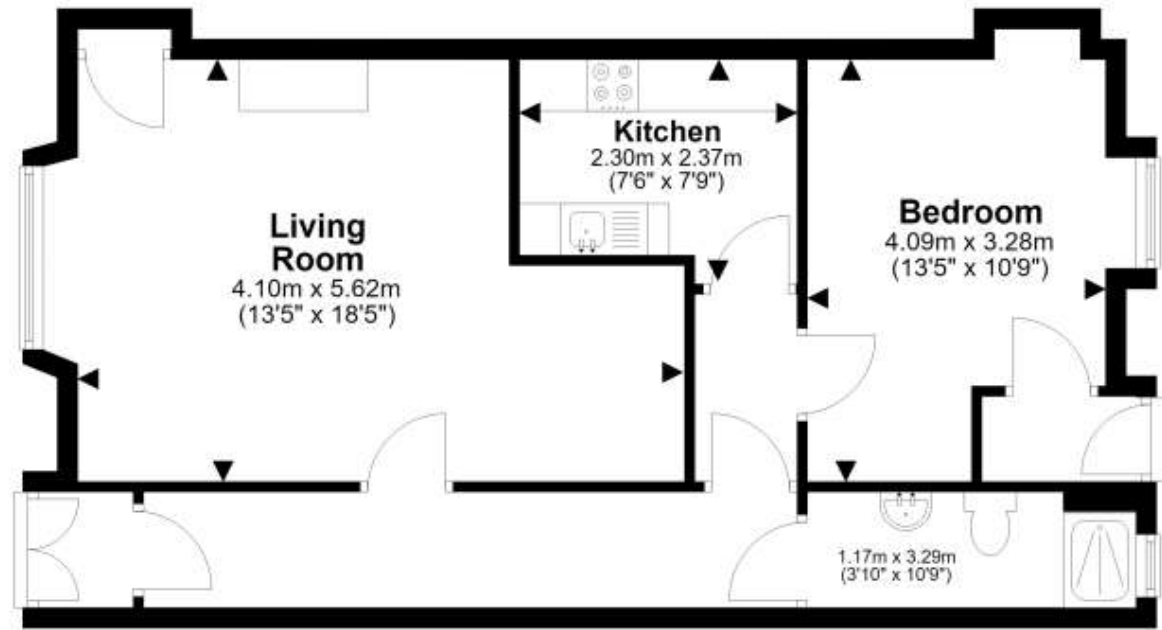
All fixtures, fittings and integrated kitchen appliances will be included in the sale. Other items of furniture may be available under separate negotiations .

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.





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.