

KILGOUR

PROPERTY



13G Inveresk Road, Musselburgh, EH21 7BJ





- Living Room
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Separate WC
- Gas central heating
- Double Glazing
- Communal Gardens
- Secure Entry System
- On street parking
- Council Tax – Band B
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

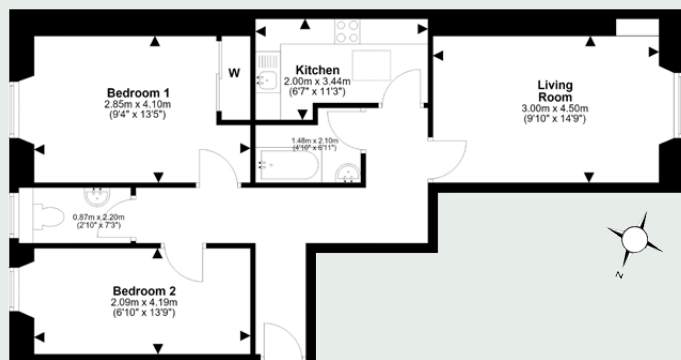
Description

This well-presented and stylish top-floor flat offers bright, comfortable accommodation that is ideally suited to first-time buyers, professionals or those seeking an attractive investment opportunity. The property comprises a welcoming living space, a well-appointed kitchen, two bedrooms and a bathroom. Further benefits include gas central heating and double glazing, providing comfort and efficiency throughout the year.

Externally, residents have access to shared gardens to the rear, while a secure entry phone system offers added convenience and peace of mind. Combining modern presentation with practical features, this appealing flat is ready to move into and enjoy.

Location

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 store. Further shopping is available nearby at Asda and The 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. Musselburgh also provides schools in both the state and private sector.



Living Room	14'9 x 9'10	4.50 x 3.00
Kitchen	11'3 x 6'7	3.44 x 2.00
Bedroom 1	13'5 x 9'4	4.10 x 2.85
Bedroom 2	13'9 x 6'10	4.19 x 2.09
Bathroom	6'11 x 4'10	2.10 x 1.48
WC	7'3 x 2'10	2.20 x 0.87





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