



29B Pinkie Road
MUSSELBURGH | EAST LoTHIAN | EH21 7ET

 **warners**
solicitors & estate agents



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Forming part of a fine traditional tenement in sought-after Musselburgh, moments from excellent amenities, quick travel routes and fine coastal and country walks is this immaculate ground floor apartment. Boasting a well-kept communal garden, gas central heating and double glazing this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge, a contemporary dining kitchen with attractive units and generous dining space, a well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Set in the heart of Musselburgh
- Close to first rate shops and parks
- Welcoming hallway the storage
- Bright twin windowed lounge
- Superb dining kitchen with dining space
- Well-proportioned double bedroom
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

Council tax band B, energy rating C

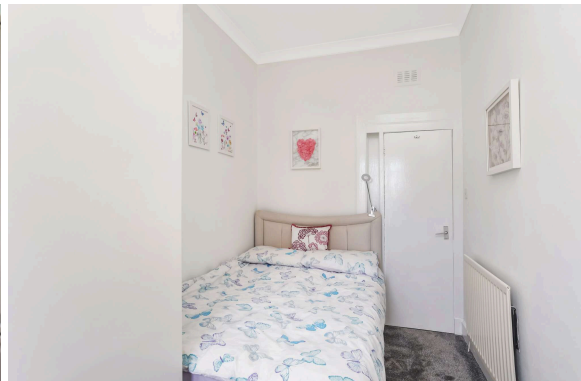
There is no factor fee associated with this property

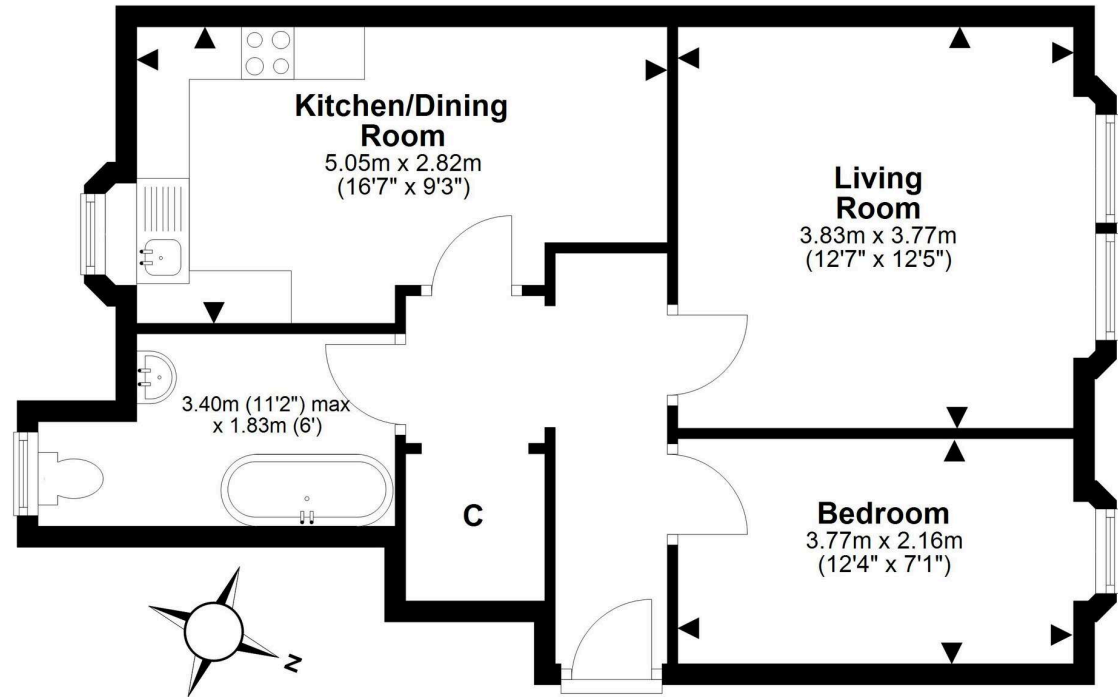
All fixtures, fittings and wall mounted units in the bedroom and bathroom, cooker, washing machine and fridge/freezer will be included in the sale of this property.

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.