

CHAMPVRAIE

PROPERTY

5 City View, Inveresk Place, Musselburgh, EH21 7FH



OFFERS OVER
£275,000

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WELCOME TO 5 CITY VIEW

Welcome to 5 City View, The Wireworks – a stunning two-bedroom first-floor apartment located in one of Musselburgh's most sought-after modern developments. Situated in the heart of the town, this stylish property offers contemporary living with excellent amenities on your doorstep and easy access to Edinburgh and the surrounding coastline.

Built less than two years ago, this beautifully presented apartment boasts two spacious double bedrooms, each designed with comfort and functionality in mind. The principal bedroom benefits from a sleek en-suite shower room, while a second well-appointed bathroom serves guests or a second occupant with ease.

The home consists of a bright and expansive open-plan living room and kitchen area consisting of a accessible balcony, perfect for both relaxing and entertaining. The modern fitted kitchen features high-spec finishes and integrated appliances, providing a seamless blend of design and practicality.

Large windows throughout allow natural light to flood the living space, while gas central heating ensures year-round comfort. The apartment also includes a secure, allocated parking space—an added bonus for town centre living.

Centrally located in the vibrant Wireworks development, the property is within walking distance of local shops, cafes, transport links, and the picturesque River Esk and coast.

Offered at offers over £275,000, 5 City View is a perfect opportunity for professionals, downsizers, or anyone looking for a high-quality, low-maintenance home in a desirable location.



LOCATION

Musselburgh, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!





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FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : B

COUNCIL TAX : D

Particulars

Included fixtures and fittings

Integrated kitchen white goods



LOUNGE



BEDROOM 1



BEDROOM 2



KITCHEN & DINING ROOM



**Main
Bathroom**



**Ensuite
Bathroom**

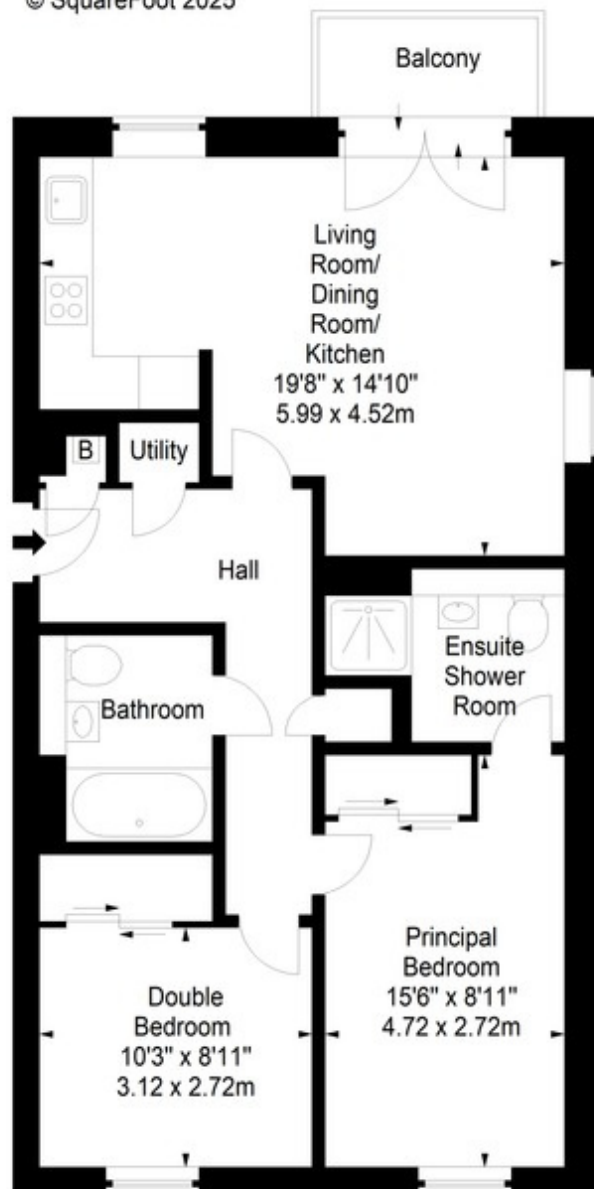


FLOOR PLAN

City View,
Inveresk Place,
Musselburgh, EH21 7FH



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
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First Floor

GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

**25 BRIDGE ST
MUSSELBURGH
EH216AA**

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