



2A Mansfield Road

Musselburgh, EH21 7DS



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64sqm

EPC

C

AS Anderson
Strathern

2A Mansfield Road

Mussleburgh, EH21 7DS

This well-proportioned ground floor flat forms part of a traditional, purpose-built block and offers bright, flexible accommodation suited to a range of buyers.

The principal living and dining room is of particularly generous proportions, featuring a bay window formation which allows for excellent natural light. The kitchen is neatly arranged with a range of base and wall mounted units, integrated cooking appliances, and space for additional freestanding appliances.

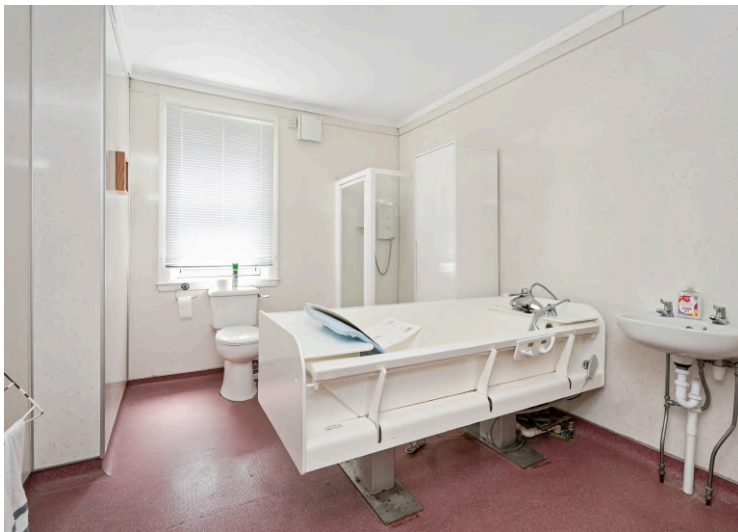
The property offers a spacious double bedroom with useful built-in storage. A separate study provides excellent versatility and may be utilised as a home office or occasional guest room. The bathroom has been thoughtfully reconfigured and enlarged, offering a generous layout with modern fittings, including both a bath and a separate shower.

Externally, the property benefits from off-street parking to the front, while to the rear, there is an enclosed, low-maintenance private garden, laid mainly in patio slabs, with ramped access and a garden shed.

Property features

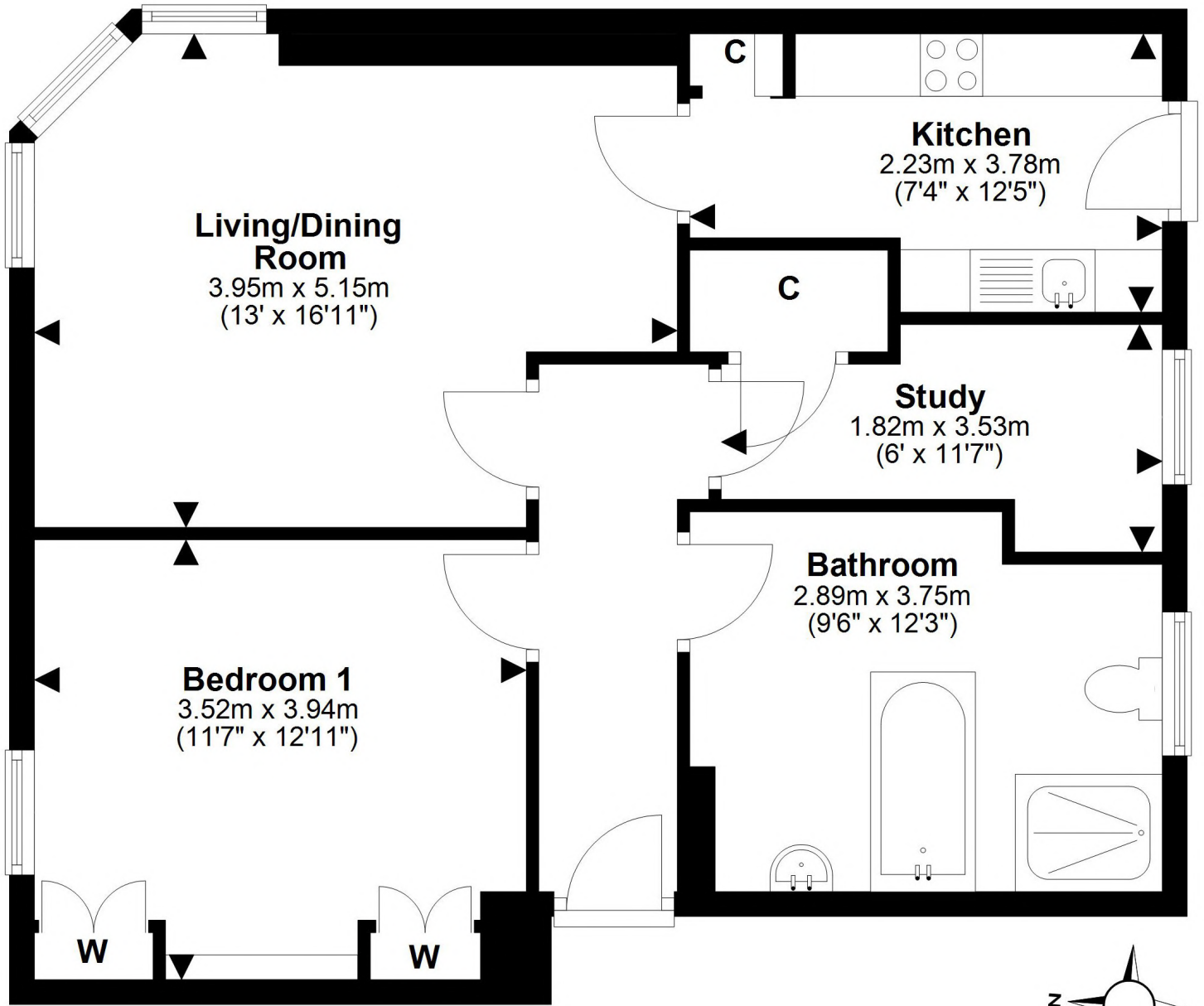
- Ground floor flat
- Double bedroom
- Study/box room
- Large bathroom
- Gas central heating
- Double glazing
- Private rear garden





Location

Musselburgh is a thriving and historic coastal town about six miles east of Edinburgh, situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It offers a mix of local shops, banks, restaurants, and major supermarkets such as Tesco Extra, with additional retail options at Fort Kinnaird and The Jewel. The town combines its original market layout with a seafront promenade, sandy beach, and harbour, providing an attractive lifestyle close to the capital. Leisure facilities include Musselburgh Racecourse, historic golf courses, sailing, a theatre, sports centre, gymnasiums, and scenic walks along the River Esk. The town also has excellent educational options, including state and private schools, Queen Margaret University, and Loretto School. Musselburgh is well connected by regular bus and train services to Edinburgh, with easy access to the A1, City Bypass, and Edinburgh Airport. Family amenities include Newhailes Park, with a playground, café, and weekend markets.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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