

# KILGOUR

---

## PROPERTY



**26B Mansfield Avenue, Musselburgh, EH21 7DP**





- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Communal Grounds
- On Street Parking
- Council Tax – Band C
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

## Description

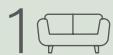
A rarely available extended double upper main door apartment that will appeal to a number of buyers due to the flexibility in the accommodation and also the excellent location it finds itself in.

The property benefits from gas central heating and is double glazed. Externally there are communal gardens grounds and ample on street parking.

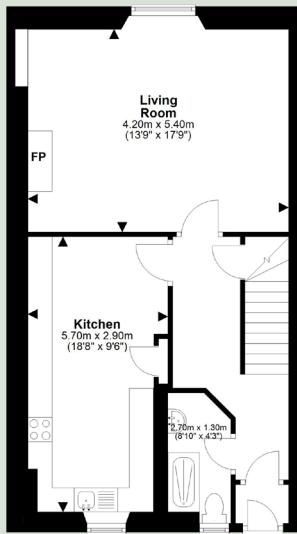
## Location

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 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.

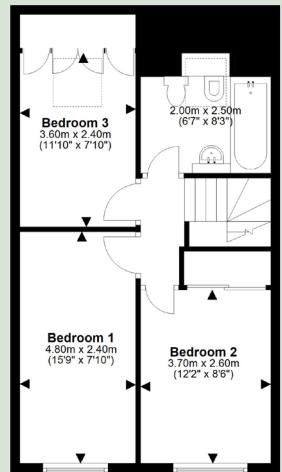




D EPC BAND C COUNCIL TAX BAND



Ground Floor



First Floor

Lounge	17'9 x 13'9	5.40 x 4.20m
Kitchen	18'8 x 9'6	5.70 x 2.90m
Bedroom 1	15'9 x 7'10	4.80 x 2.40m
Bedroom 2	12'2 x 8'6	3.70 x 2.60m
Bedroom 3	11'10 x 7'10	3.60 x 2.40m
Bathroom	8'3 x 6'7	2.50 x 2.00m
Shower Room	8'10 x 4'3	2.70 x 1.30m







**K I L G O U R**  
P R O P E R T Y

95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
[enquiries@kilgourproperty.co.uk](mailto:enquiries@kilgourproperty.co.uk)  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)



**rightmove** 

**ZOOPLA**

**OnTheMarket.com**

**PrimeLocation**

**f i X in**