



19F Inveresk Road  
MUSSELBURGH | EAST LoTHIAN | EH21 7BJ

**warners**  
solicitors & estate agents



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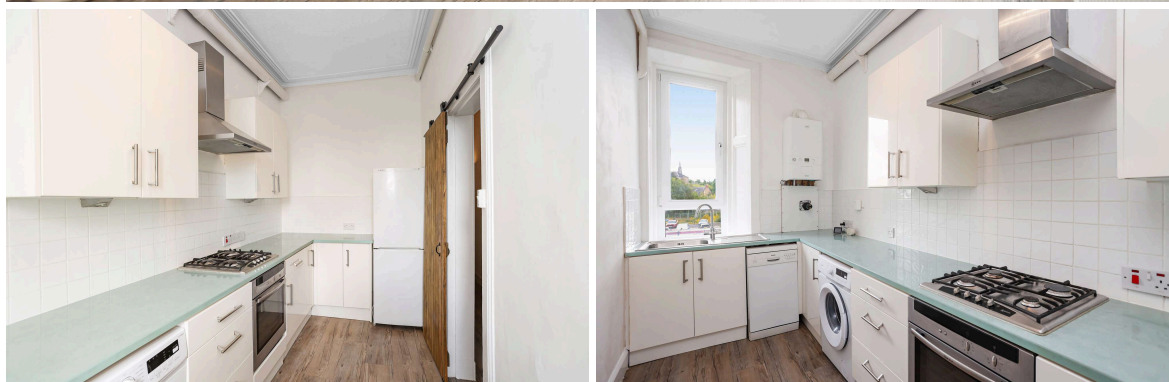
Set in a quiet cul-de-sac along the banks of the River Esk is this spacious second floor apartment. Nestled in a handsome traditional tenement the property is moments away from excellent amenities including the Tesco superstore, quick transport links and vast open green spaces with pleasant waterfront walks on your doorstep.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a large lounge with twin windows that flood the room with an abundance of light, a contemporary kitchen with attractive units, a well-proportioned bedroom with walk in cupboard, a useful W/C compartment and the flat is completed by a stylish bathroom with shower over bath.

- Traditional tenement along the banks of the river Esk
- Set in a handsome traditional tenement
- Welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary kitchen
- Large double bedroom
- Stylish bathroom and a separate W/C
- Gas central heating
- Double glazing

Energy Rating C, Council Tax B.

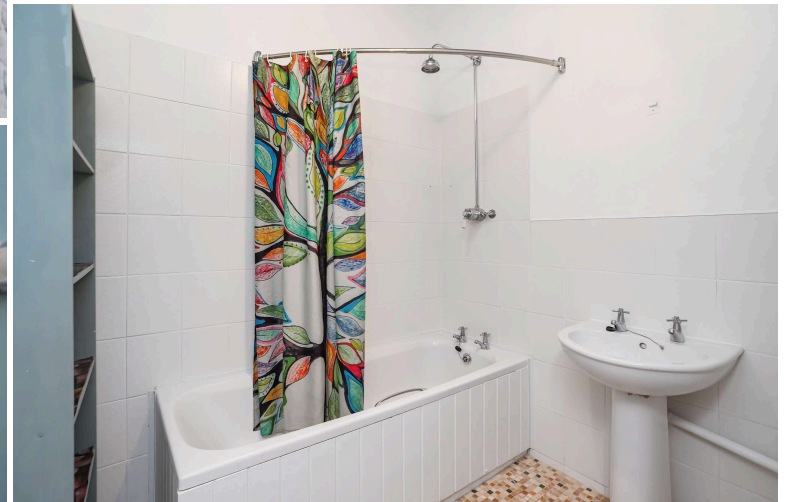
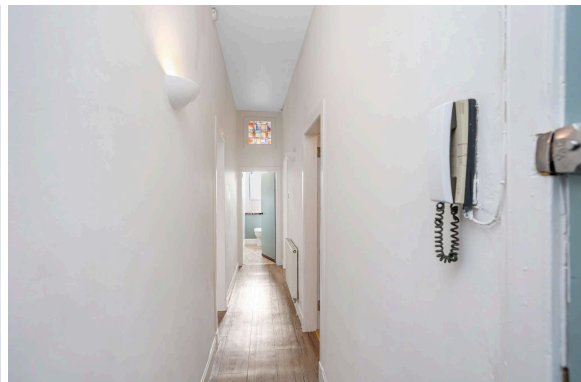
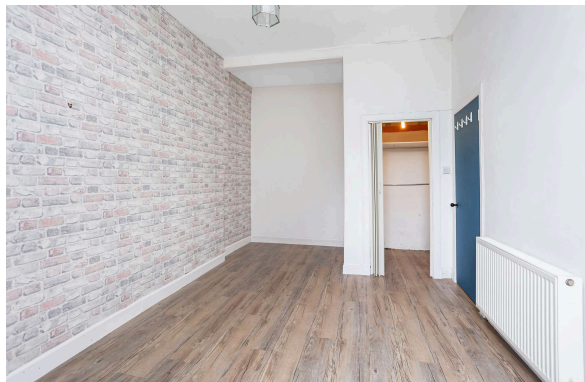
All fixtures, fittings, integrated appliances, the fridge/freezer, washing machine and dishwasher are included in the sale.

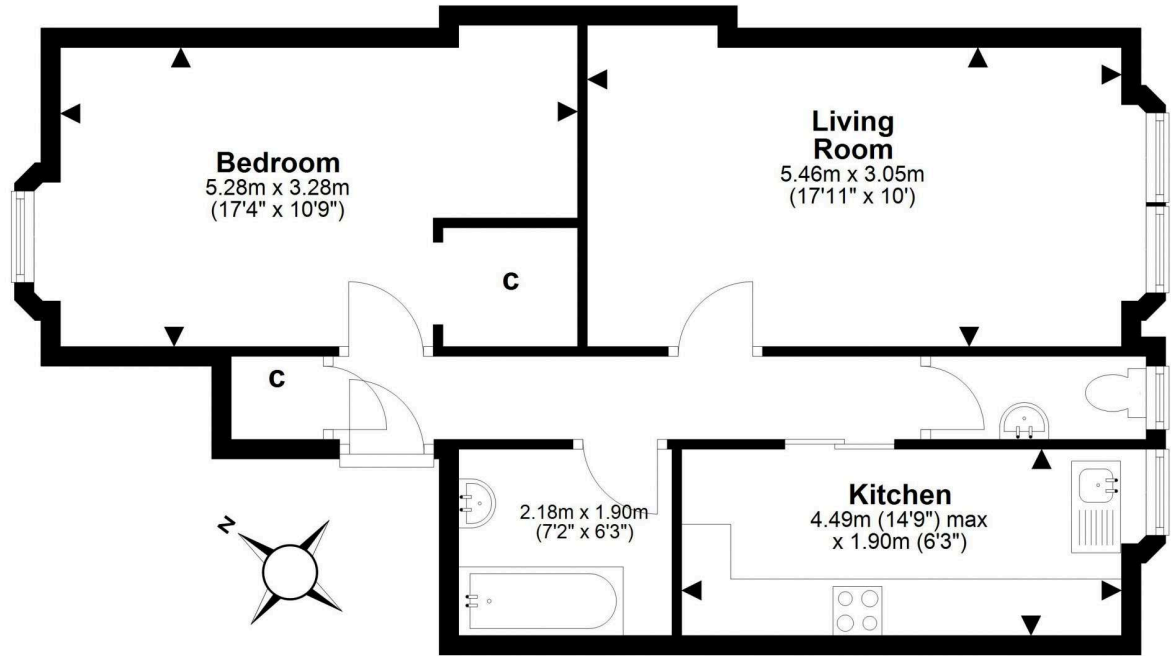


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The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf 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.