



RALPH SAYER
SOLICITORS & ESTATE AGENTS

51B Promenade

Musselburgh, East Lothian, EH216JU

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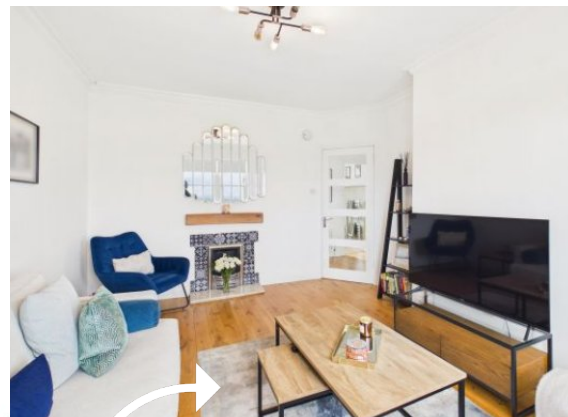
Set on the first floor and enjoying an enviable position on Musselburgh's Promenade, this bright and stylishly presented one-bedroom flat offers coastal living, lovely sea views and a private garden area.

The accommodation comprises a welcoming hall, a generous living room with twin windows overlooking the water, a generous fitted kitchen with integrated appliances, a tranquil double bedroom with excellent wardrobe storage, and a modern shower room. The property further benefits from a private rear garden, unrestricted on-street parking, gas central heating, and double glazing.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

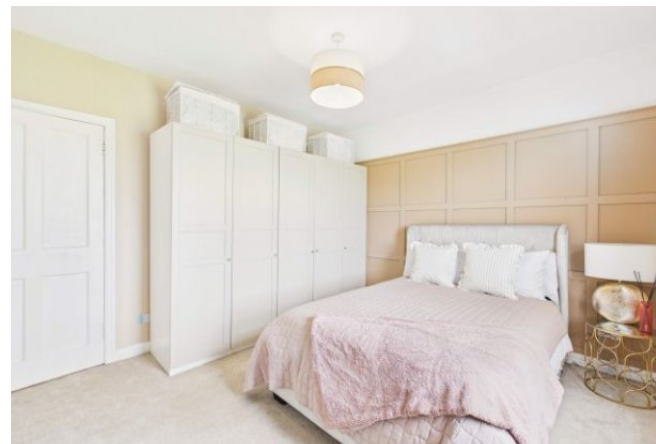
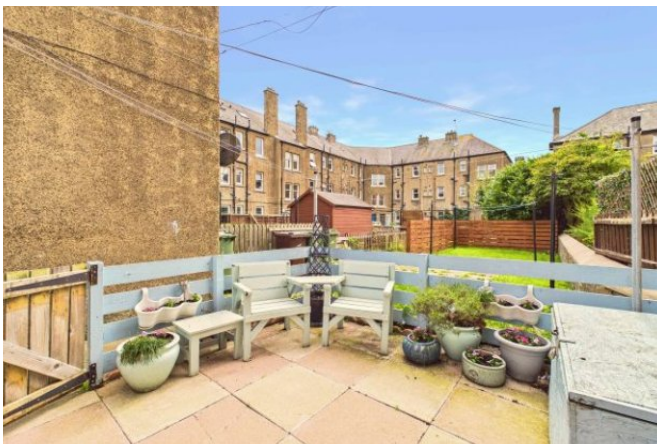
Features

- First-floor flat on Musselburgh's Promenade
- Bright and stylishly-presented interiors
- Lovely views from both the living and bedroom
- Welcoming entrance hall
- Generous fully integrated kitchen with good storage
- Spacious double bedroom with coastal views
- Modern, three-piece shower room
- Private rear garden, paved
- Unrestricted on-street parking
- Gas central heating and double glazing



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RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan

