

# CHAMPVRAIE

PROPERTY

91C Inveresk Road, Musselburgh, EH21 7BE



**OFFERS OVER  
£175,000**

## WELCOME TO 91C INVERESK ROAD, MUSSELBURGH, EH21 7BE

This beautifully presented two-bedroom first floor flat at 91C Inveresk Road, Musselburgh offers stylish, move-in-ready accommodation in a highly convenient location, ideal for first-time buyers, professionals or investors.

The property is in true walk-in condition and has been upgraded to a high standard, featuring a fitted modern kitchen complete with integrated appliances, contemporary finishes and excellent workspace. Modern flooring throughout enhances the fresh and attractive interior, while the bright living spaces create a welcoming home environment.

Both bedrooms are well-proportioned and benefit from ample storage, with further storage solutions available throughout the property, making day-to-day living both practical and comfortable. The home is fully electric, offering simple and efficient living.

A particular highlight of this property is the inclusion of a private garage, providing secure parking, additional storage or workshop potential - a valuable asset in such a sought-after area.

Ideally situated, the flat enjoys easy access to excellent transport links for commuting to Edinburgh and surrounding areas. A range of local amenities are close at hand, including Tesco, Musselburgh High Street, cafés, restaurants and other everyday conveniences. Residents can also enjoy nearby coastal walks, green spaces and the many attractions Musselburgh has to offer.

Combining modern upgrades, generous storage, private garage and a fantastic location, this is an excellent opportunity to purchase a superb home in a popular East Lothian setting.



## 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!





## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

All electric heating

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : C



## LIVING ROOM



## BEDROOM 1



## BEDROOM 2



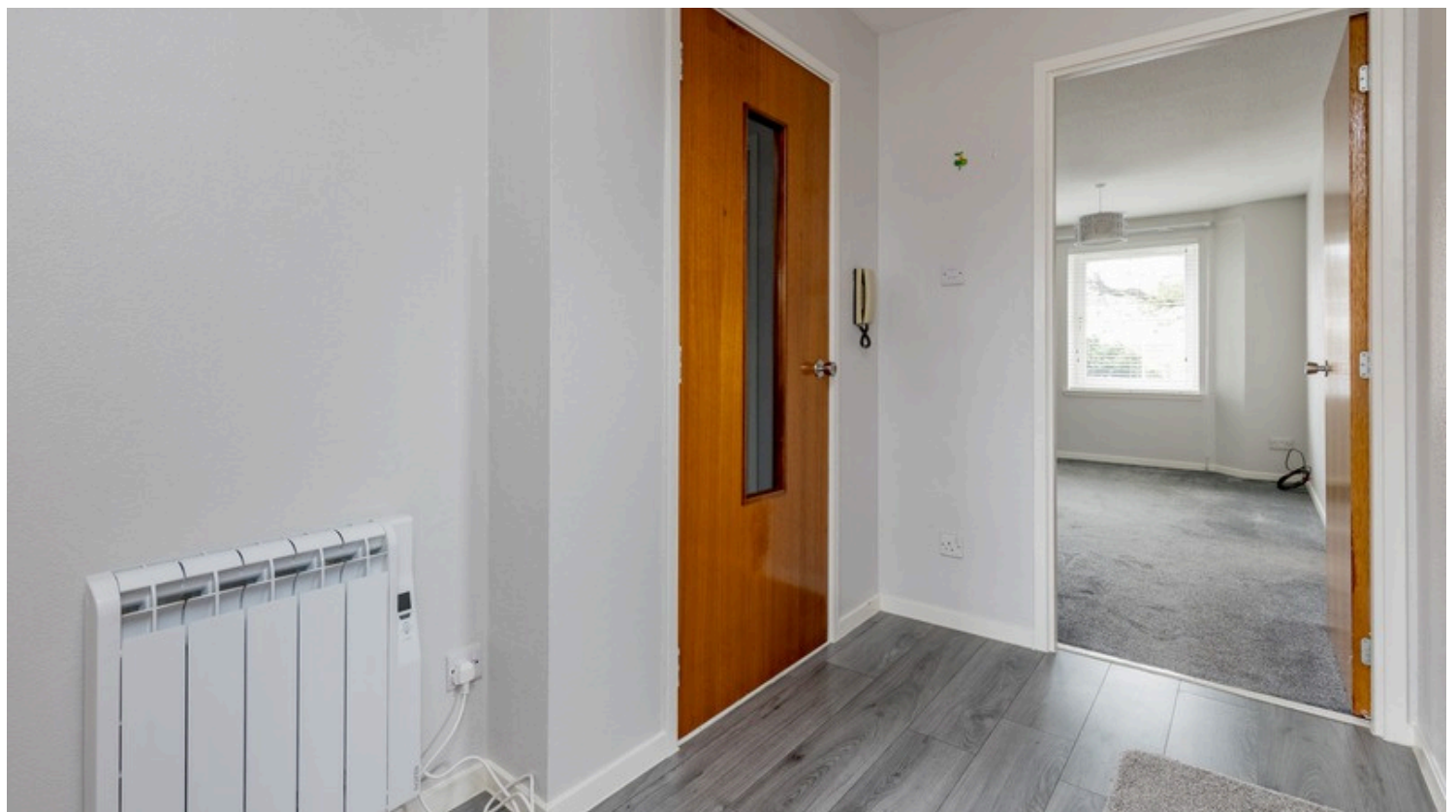
# KITCHEN



Garage



Bathrooms





# FLOOR PLAN

Inveresk Road,  
Musselburgh,  
East Lothian, EH21 7BE



Approx. Gross Internal Area  
680 Sq Ft - 63.17 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

# GET IN TOUCH

Information for interest parties;

## Viewings

To arrange a viewing you must contact Champvraie Property at [Bradley@champvraie.co.uk](mailto: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.



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