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MUSSELBURGH

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the City of Edinburgh, in the County of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town, the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district

for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.





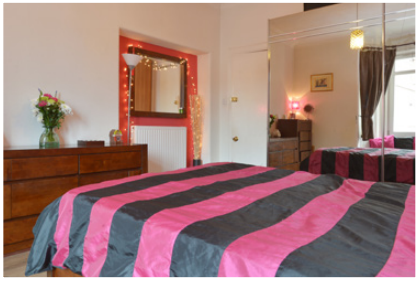
Occupying a first floor position within this traditional tenement building in a highly sought after pocket of Musselburgh, is this well presented, two bedroom flat.

The room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality. On entering this property, you walk into a large welcoming hallway, which provides access to all rooms including a very large storage cupboard, which could be used as a home study or additional storage room, additionally there is an area set aside for dining and another storage cupboard. The lounge is bright and airy with a lovely bay window which floods the area with light, it has an electric 'gas effect' fire surrounded by a beautiful ornate fireplace that provides a fantastic focal point - additional storage

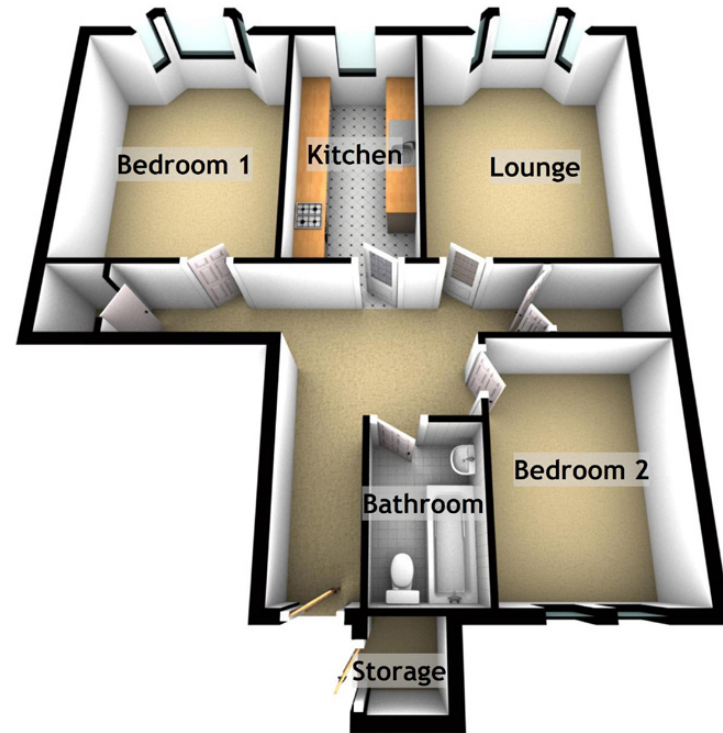
can be found under the window. The kitchen includes a range of floor and wall mounted units and also benefits from having a tumble dryer, fridge freezer, washing machine and gas cooker. Both bedrooms are generous double rooms one with a large wardrobe and additional storage under the window the other has ample space for free standing units if required and has a South facing window. A three piece bathroom suite completes this wonderful flat.

The property has gas central heating and is fully double glazed, on-street parking to the front of the property and a communal back garden/drying green to the rear of the property. There is also an additional storage cupboard next to the front door on the exterior of the flat.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.28m (14'1") x 3.49m (11'5")
Kitchen	4.28m (14'1") x 2.09m (6'10")
Bedroom 1	4.31m (14'2") x 3.41m (11'2")
Bedroom 2	3.63m (11'11") x 2.68m (8'10")
Bathroom	2.39m (7'10") x 1.54m (5'1")

Gross internal floor area (m²) - 76

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances and light fittings. The dining furniture is available by negotiation.

BEDROOMS & BATHROOM

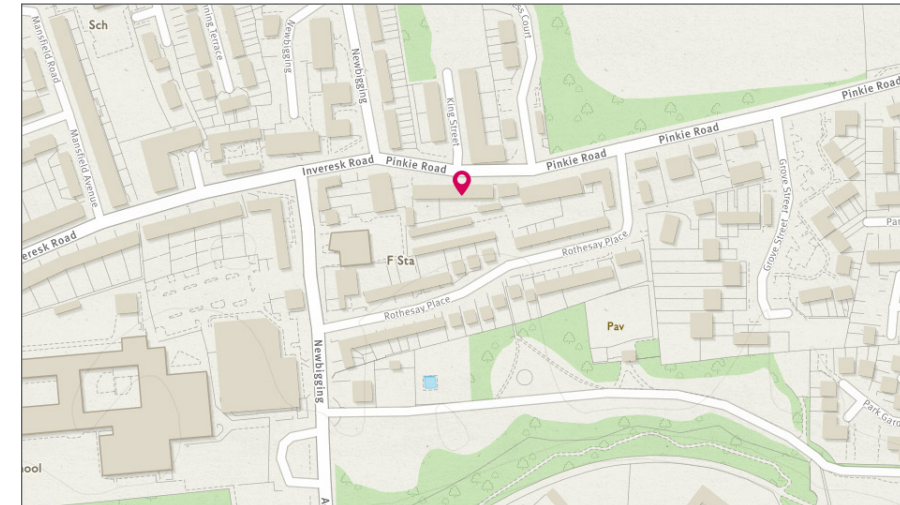


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