





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

19A Kilwinning Terrace

MUSSELBURGH, EAST LOTHIAN, EH21 7ED



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, approx 1 mile from the property, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes and has easy access to Queen Margaret University.

As much of the district's 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.



MUSSELBURGH

"... ALONG ITS SHORES ARE A NUMBER OF MOST ATTRACTIVE VILLAGES AND LINKS GOLF COURSES, INCLUDING THE CHAMPIONSHIP COURSE AT MUIRFIELD..."





















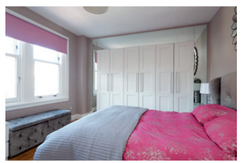
19A KILWINING TERRACE

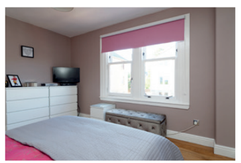
A fantastic opportunity has arisen to acquire this ideally situated two bedroom apartment, ideal for a first time buyer or city professional.

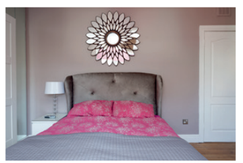
Internally the accommodation is in excellent decorative order and has been designed to maximise natural light. The accommodation briefly comprises of; landing, living room, trendy bathroom, fully fitted kitchen, useful storage cupboards and two good sized double bedrooms with plenty of space for free standing units and furniture. The property also benefits from gas central heating and double glazing to ensure a warm yet cost effective living environment all year round.

Externally, The property benefits from plenty of unrestricted parking and private grounds.







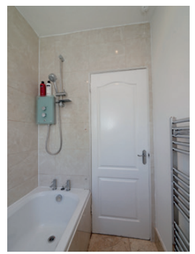


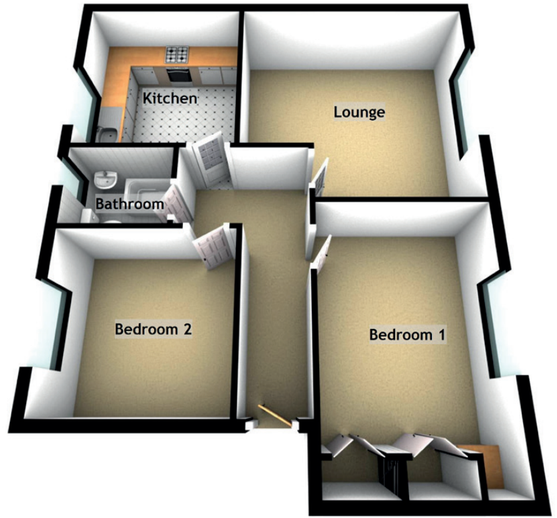
BEDROOMS & BATHROOM











Approximate Dimensions
(Taken from the widest point)

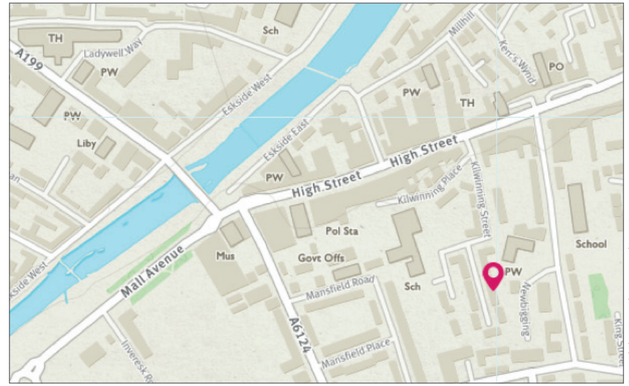
Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.70m (15'5") x 3.50m (11'6")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.50m (4'11")

Gross internal floor area (m²) - 68m²

EPC Rating - D

Extras
(Included in the sale)

All fitted floor coverings, blinds, curtains, light fittings and all integrated appliances.









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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
JOSH STEEPLES
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk