Exceptional one bedroom third floor flat

Delightful views over the promenade and views of the Firth of Forth









38J Beach Lane

Musselburgh, East Lothian, EH21 6LB

Scan Here!

1 BED

1 SHOWER

SEA VIEWS

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

38J Beach Lane

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 Princess 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. 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. 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.

McEwan Fraser Legal are delighted to present to the market this exceptional one bedroom, third floor flat that has delightful views over the promenade and views of the Firth of Forth. The apartment is entered via a welcoming hall and provides access to all rooms including a useful storage cupboard housing the boiler. The living room is flooded with natural light thanks to the turret style corner window which provides fabulous views and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and benefits from Integrated appliances including hob and oven. The generous sized master bedroom benefits from built-in walk in wardrobe and has plenty of space for free-standing units. In addition there is a good sized, modern partially tiled shower room.

This property also benefits from: gas central heating, full double glazing, secure door entry system, more than adequate free on-street parking to accommodate for residents and visitors to the front of the property.













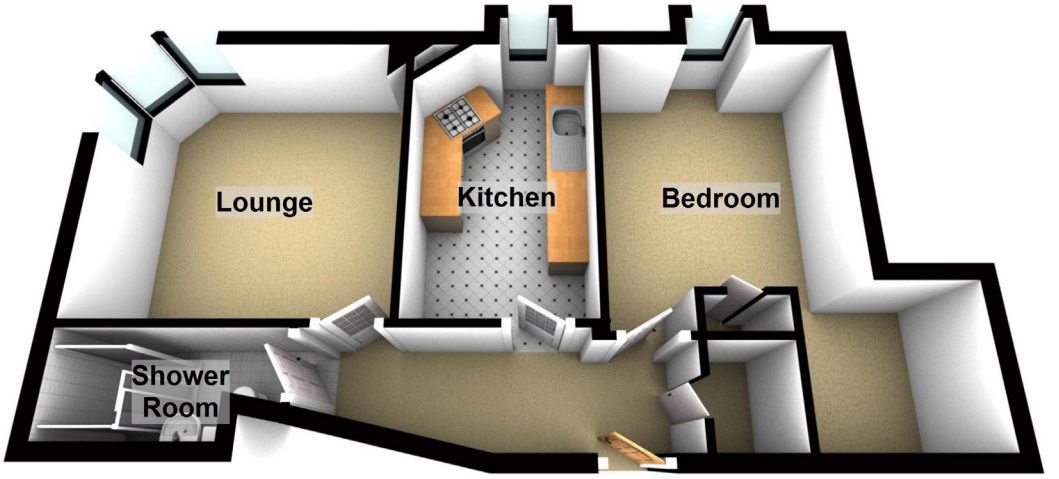

"...The living room is flooded with natural light thanks to the turret style corner window..."











APPROXIMATE DIMENSIONS

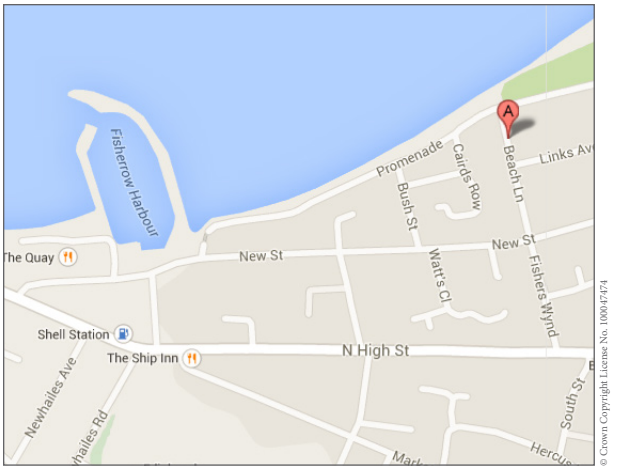
(Taken from the widest point)

Lounge	3.63m (11'11") x 3.52m (11'7")
Kitchen	3.52m (11'7") x 2.20m (7'3")
Bedroom	4.92m (16'2") x 2.95m (9'8")
Shower Room	2.71m (8'11") x 1.19m (3'11")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, curtains and blinds. Other items may also be available through separate negotiation.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES

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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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