





McEwan Fraser Legal

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# 18 Lochend Road North

MUSSELBURGH, EAST LOTHIAN, EH21 6BG

# 18 LOCHEND ROAD NORTH

## MUSSELBURGH, EAST LOTHIAN, EH21 6BG

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 major road networks or one of the many and frequent bus services that pass through the town.

An excellent opportunity has arisen to acquire this spacious one bedroom main door flat, making for an ideal first-time buyer or Buy-To-Let opportunity and well located within the popular East Lothian town of Musselburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly comprising; entrance vestibule with tiled flooring, leading onto the internal hallway which has a large shelved cloak cupboard and a fitted bookshelf and an open plan, partially tiled lounge/kitchen/diner, which benefits from an integrated four-ring gas hob/oven, extractor hood, under-unit lighting and a feature fireplace.

There is also a spacious double bedroom and a three-piece, partially tiled shower-room with a waterfall shower head, chrome heated towel rail and extractor fan.

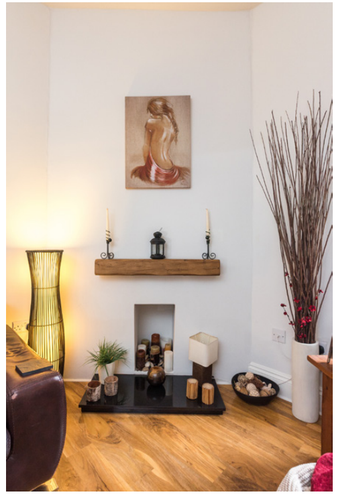
The east end of Princes Street can often be reached in a matter of twenty minutes.

There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

Upgrades since purchase in 2017 include new flooring, full redecoration, upgrades to the kitchen and shower room as well as replacement of the front door. The walls have also been relined and painted as well as internal doors and facing being repaired.

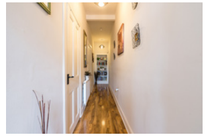
This property also benefits from gas central heating, full double glazing, private garden grounds to the rear of the property, accessed via block no. 20 and more than adequate on-street parking to accommodate for residents and visitors alike.

















# SPECIFICATIONS

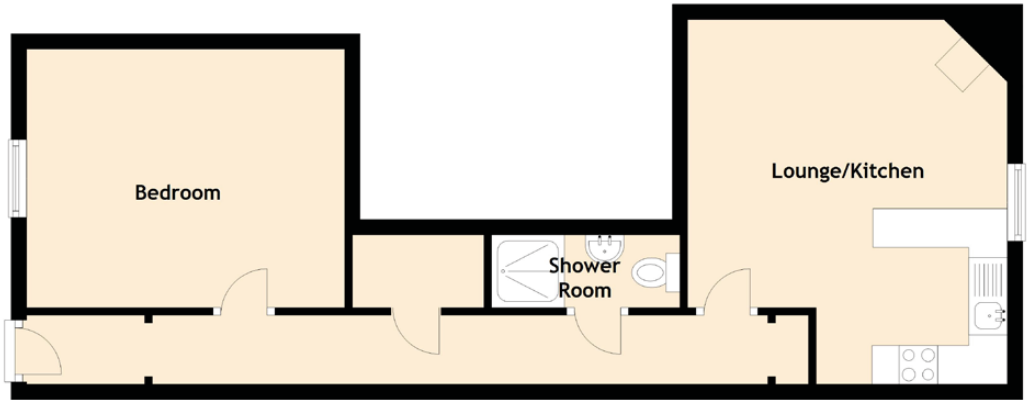
## FLOOR PLAN, DIMENSIONS & MAP

### Approximate Dimensions (Taken from the widest point)

| | |
|---|---|
| Lounge/Kitchen | 4.71m (15'5") x 4.14m (13'7") |
| Bedroom | 4.12m (13'6") x 3.34m (10'11") |
| Shower Room | 2.44m (8') x 0.94m (3'1") |

Gross internal floor area ($m^2$): $47m^2$ | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negation.



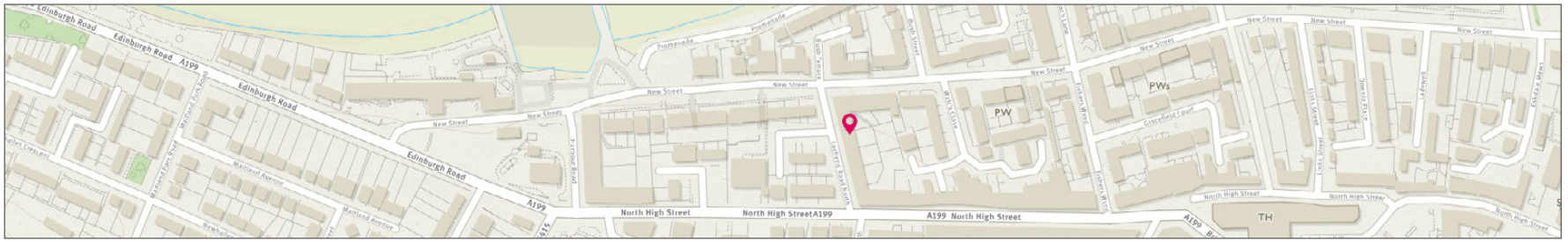




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