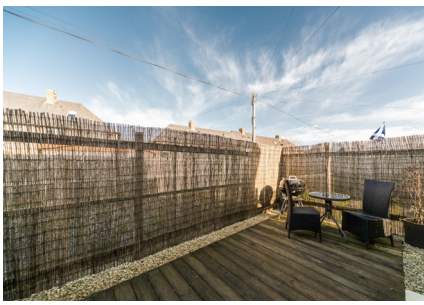
Unique main door flat

Brought to market in excellent decorative order









51 Windsor Park Terrace

Musselburgh, East Lothian, EH21 7QW

Scan Here!

1 BED

1 BATH

ON STREET

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



MUSSELBURGH

EAST LOTHIAN

The village offers beautiful walks







LOCAL AREA
MUSSELBURGH RACE COURSE
LEWISVALE PARK
LUCAS CAFE
ROYAL MUSSELBURGH GOLF CLUB

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.







An excellent opportunity has arisen to acquire this unique one bedroom main door flat, well situated within the Musselburgh area of East Lothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance vestibule, internal hallway with double mirrored wardrobes and a shelved linen cupboard, a modern, open plan lounge/kitchen/diner, benefiting from an integrated ceramic four hob/oven, extractor hood and breakfast bar, a spacious double bedroom with a storage cupboard, also housing the combi boiler and access to the rear garden and a three piece, fully tiled bathroom, benefiting from an over-head shower and extractor fan.

This property also benefits from; gas central heating, full double glazing, more than adequate on-street parking to accommodate for residents and visitors alike as well as a private, low maintenance rear garden with right of access from the side of the property.







51 WINDSOR PARK TERRACE

MUSSELBURGH

"...a modern, open plan lounge/kitchen/diner, benefiting from an integrated ceramic four hob/oven, extractor hood and breakfast bar..."













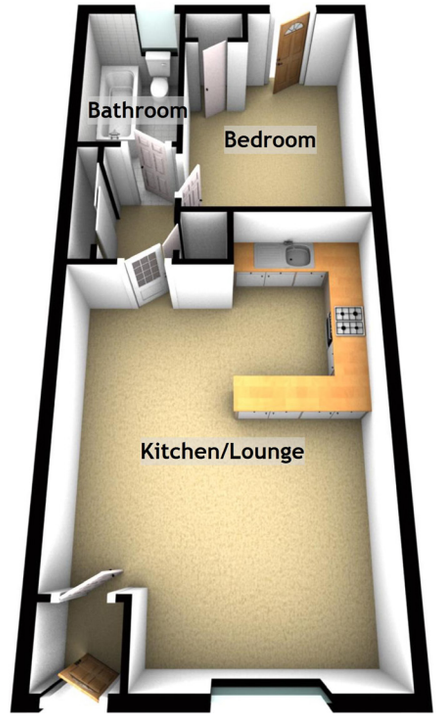




BEDROOMS & BATHROOMS



Ground Floor



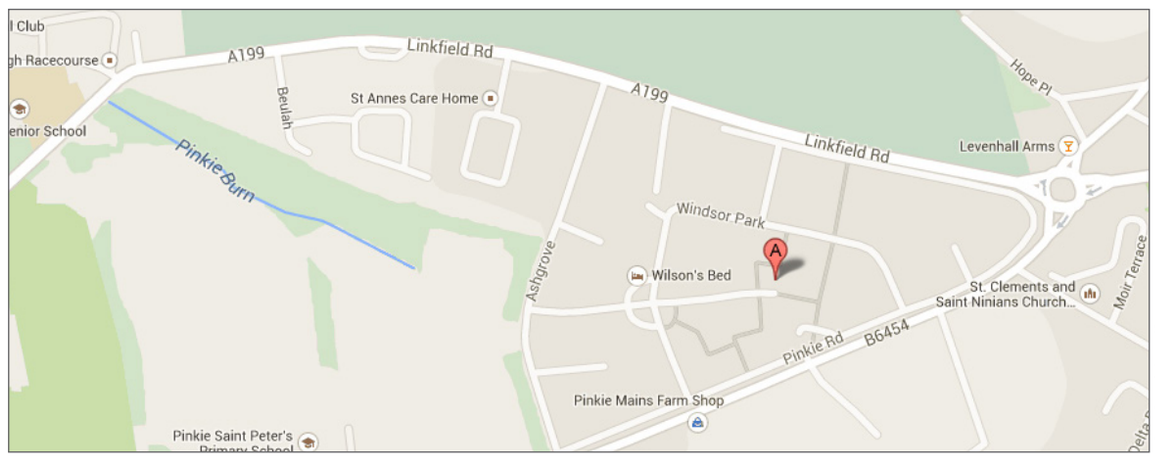
Approximate Dimensions
(Taken from the widest point)

Kitchen/Lounge	*5.66m (18'7") x 4.84m (15'10")*
Bedroom	*3.81m (12'6") x 2.90m (9'6")*
Bathroom	*2.63m (8'8") x 1.57m (5'2")*

Extras
(Included in the sale)

Two piece couch, day bed, dining table with four chairs, TV, washer/dryer, fridge/freezer, double mirrored wardrobes, double bed, coffee table and garden furniture. All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

HOW TO GET THERE



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Part Exchange

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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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Surveyor



Professional photography
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Photographer



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Senior Designer