



34 Eskside West  
Musselburgh, East Lothian, EH21 6PR

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Well-presented living room overlooking the front of the property.
- Inner hallway with storage.
- Attractive modern fitted kitchen with integrated appliances.
- Two good size double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Communal courtyard to rear.
- External storage within courtyard.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A rarely available main door flat situated within the sought-after coastal town of Musselburgh in East Lothian. The property would make an ideal purchase for a first-time buyer or young couple and overlooks the picturesque River Esk to the front of the property.

**COUNCIL TAX BAND:** B.  
**TRAIN STATION:** APPROXIMATELY 1 MILE TO MUSSELBURGH TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 17 MILES TO EDINBURGH AIRPORT.  
**BUSES AND TRAMS:** WITHIN 200 METRES.

## LOCATION

Musselburgh is a historic coastal town situated on the southern shores of the Firth of Forth, at the mouth of the River Esk. The Capital lies just 3 miles to the west and is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park & Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network. The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. The Fort Kinnaird Retail Outlet, which plays host to the majority of High Street names, is within a short drive. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links. Schooling at primary and senior levels in both the state and private sector is available within the town while the Queen Margaret University is within a few minutes.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE OVEN, DISHWASHER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.**





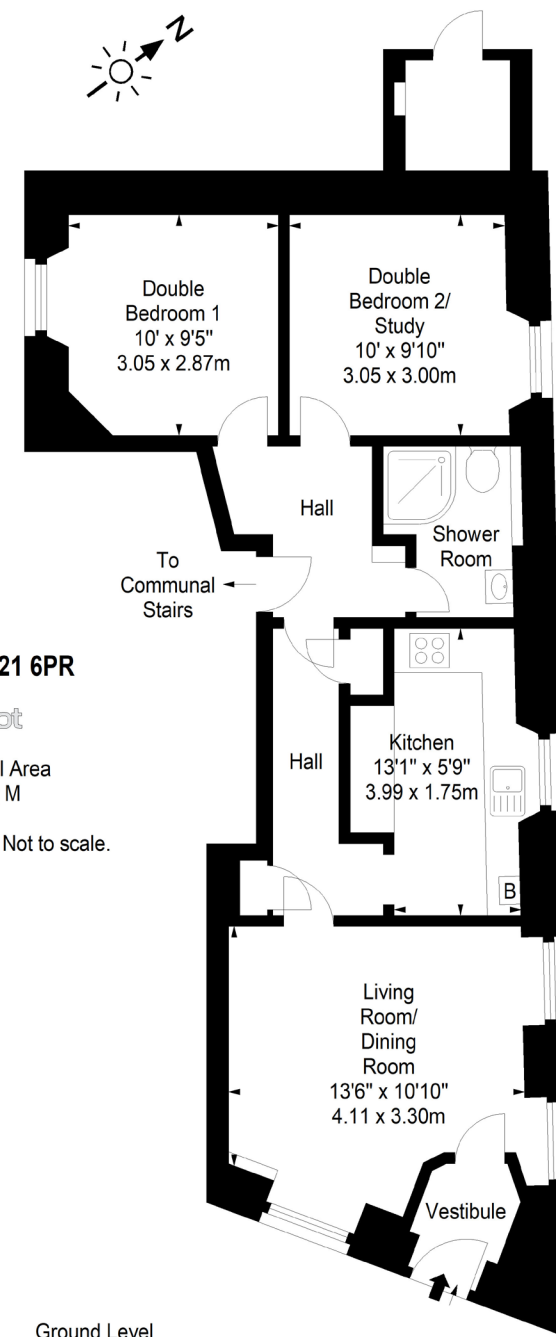


**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

**Eskside West,  
Musselburgh, EH21 6PR**



Approx. Gross Internal Area  
697 Sq Ft - 64.75 Sq M  
(Including Store)  
For identification only. Not to scale.  
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76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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