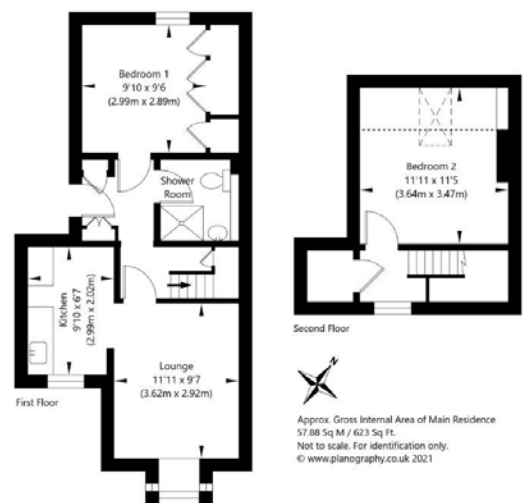


28F ESKSIDE WEST
MUSSELBURGH, EAST LOTHIAN
EH21 6PP

OFFERS OVER £145,000

VIEWING: BY APPOINTMENT PLEASE TELEPHONE
SOLICITORS ON 0131 665 9041



ATTRACTIVE, EXTENDED DOUBLE UPPER FLAT IN A SMALL MATURE MODERN DEVELOPMENT WITH RESIDENTS' PARKING, SITUATED IN THIS POPULAR SEASIDE TOWN WITH EXCELLENT LOCAL AMENITIES.

- HALL
- LOUNGE
- KITCHEN
- DOUBLE BEDROOM
- WITH FITTED WARDROBES
- SHOWER ROOM
- UPPER LANDING
- SECOND DOUBLE BEDROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- RESIDENTS' PARKING



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DESCRIPTION

The property offered for sale is an extended double upper flat situated within a small mature modern development in a block of only 4 properties. The accommodation comprises an entrance hall with a storage cupboard and a fitted storage unit, leading to a lovely lounge which has a window to the front of the property, with view of the River Esk. The lounge is open plan to the kitchen which also has a window to the front and there are fitted base and wall units with fitted work surface and tiled splash back and the cooker, washing machine and fridge freezer are included in the sale. With a window to the rear of the property is a double bedroom with extensive fitted wardrobes. To complete the accommodation on this level is a shower room with a three-piece white suite, including a large shower cubicle, and generous wall and floor tiling. The property has been extended into the attic to offer an upper landing with a window to the front and access to a generous storage cupboard, and there is a double bedroom with a velux style window to the rear and fitted shelving. Double glazing and electric heating have been installed and there is a small communal garden/drying green to the rear and residents parking to the front. Early viewing is essential to fully appreciate the accommodation on offer which will appeal to a variety of purchasers.

LOCATION

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh City Centre and surrounded by the beautiful East Lothian countryside. Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket, banking, building society and Post Office services. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh also has its own train station and Newcraighall station is also nearby, providing links to Edinburgh and beyond.

PARKING

The property has access to residents' parking.

EXTRAS

The carpets and flooring, cooker, washing machine, fridge freezer and garden shed are included in the sale.

