

40 Lochend Road North

MUSSELBURGH, EAST LoTHIAN, EH21 6BG



*A WELL-POSITIONED ONE-BEDROOM PROPERTY
IN THE HEART OF POPULAR MUSSELBURGH*



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McEwan Fraser Legal is delighted to present to the market this well-positioned one-bedroom property, situated within the popular coastal town of Musselburgh in East Lothian. Offering comfortable and practical accommodation, the property presents an excellent opportunity for first-time buyers, professionals, downsizers or investors looking to secure a home within easy reach of Musselburgh's excellent range of amenities and transport connections.

Internally, the accommodation provides a welcoming living space, complemented by a well-proportioned bedroom, kitchen and bathroom facilities. The layout makes excellent use of the available space, providing everything required for comfortable everyday living while still offering the incoming purchaser the opportunity to add their own personal style.

The property benefits greatly from its convenient location, with Musselburgh offering an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities. The town's attractive coastline, harbour and open green spaces are also within easy reach, providing plenty of opportunities to enjoy the outdoors.





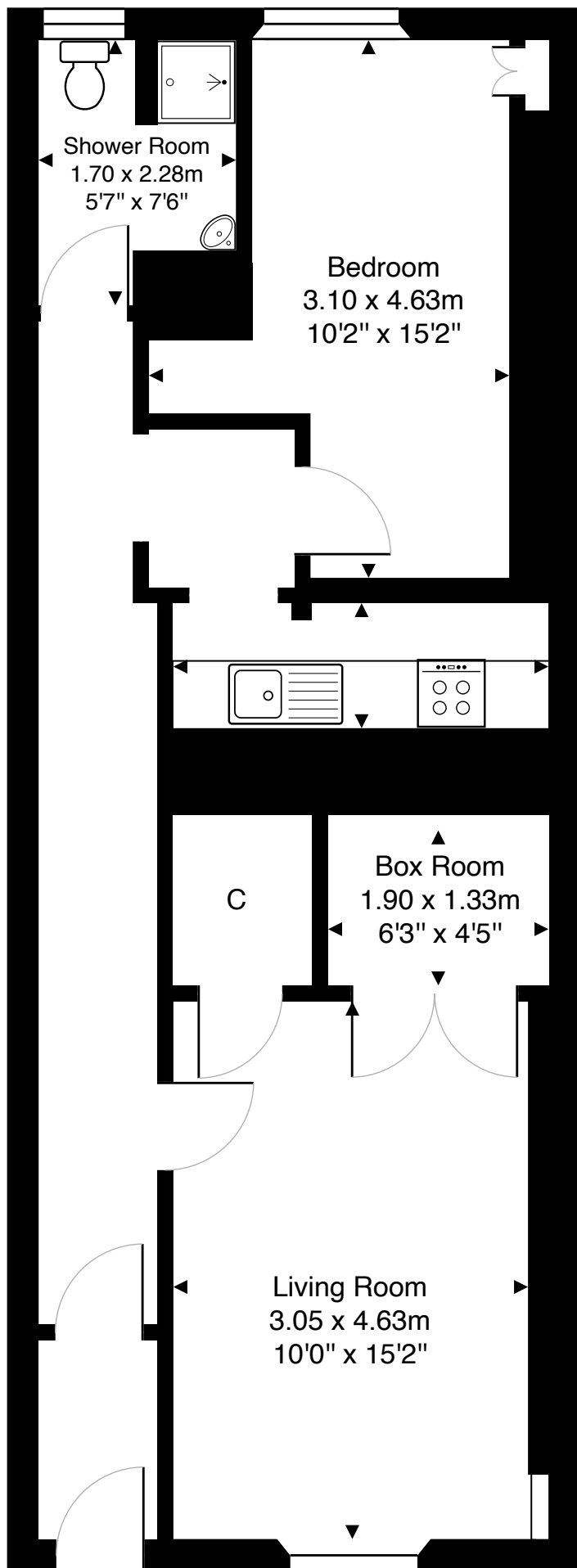


The Bedroom









Kitchen
3.23 x 1.08m
10'7" x 3'6"

Gross internal floor area (m²): 54m²
EPC Rating: D



Musselburgh is particularly popular with those looking to remain within easy commuting distance of Edinburgh. Regular bus and rail services provide convenient connections into the capital and surrounding areas, while excellent road links make travelling throughout East Lothian and beyond straightforward.

With its one-bedroom accommodation, convenient location and excellent access to both Musselburgh's amenities and Edinburgh, 40 Lochend Road North represents an attractive opportunity for a range of purchasers. Early viewing is highly recommended to appreciate the property and its location.

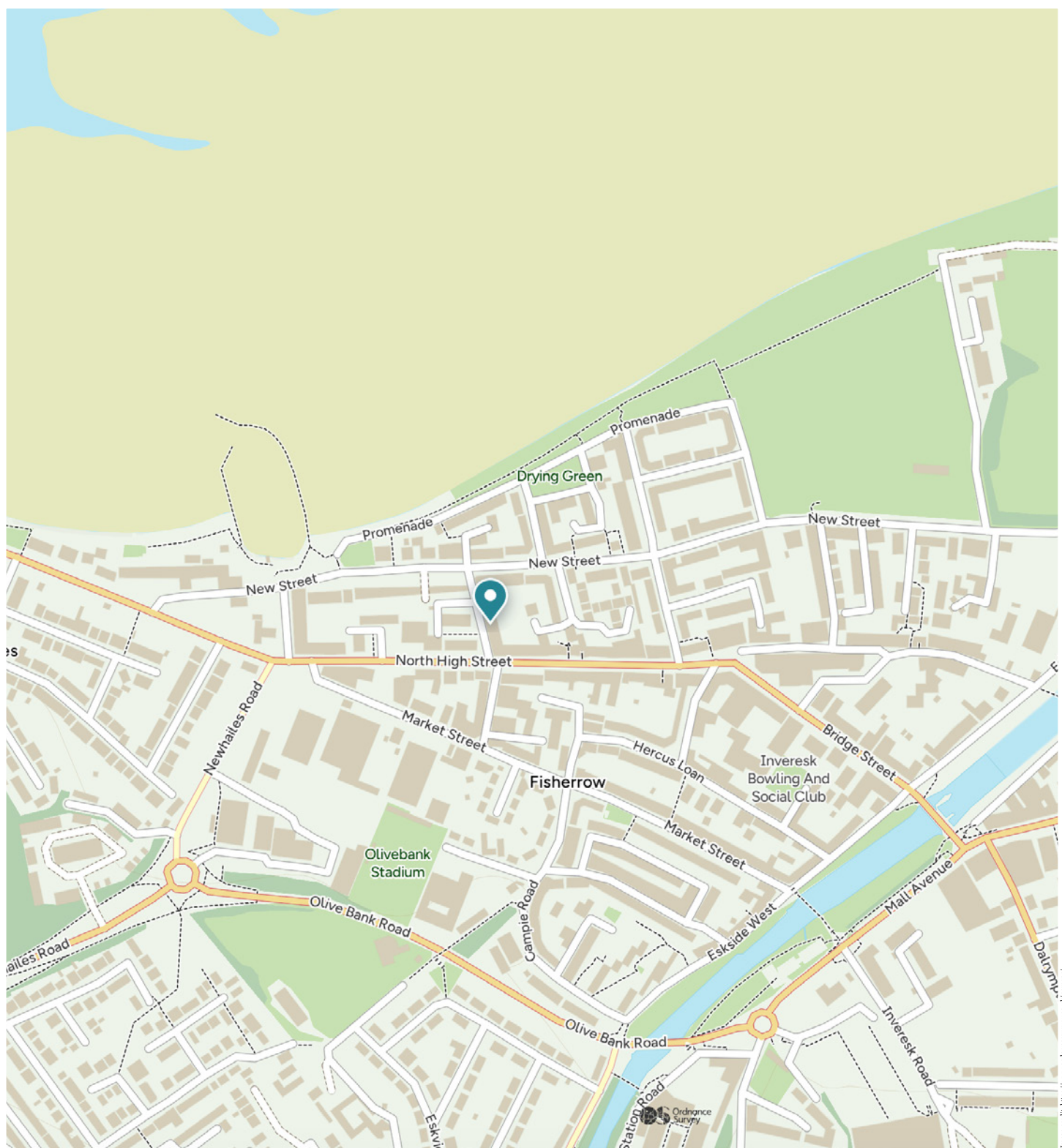
The Location



Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and 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. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

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.



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