

# 42K Lochend Road North

MUSSELBURGH, EAST LOTHIAN, EH21 6BG



*SUPERB ONE-BEDROOM  
TENEMENT FLAT*



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McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom tenement flat located just off North High Street in Musselburgh. Internally, the property is in excellent condition, and it would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating and double glazing.

The accommodation is focused on a generous living room that has laminate flooring, neutral décor, amazing natural light, and open views.





A separate kitchen has a range of base and wall-mounted units that are set against a tiled splash-back and offer plenty of prep and storage space. A gas hob and a double oven are integrated.





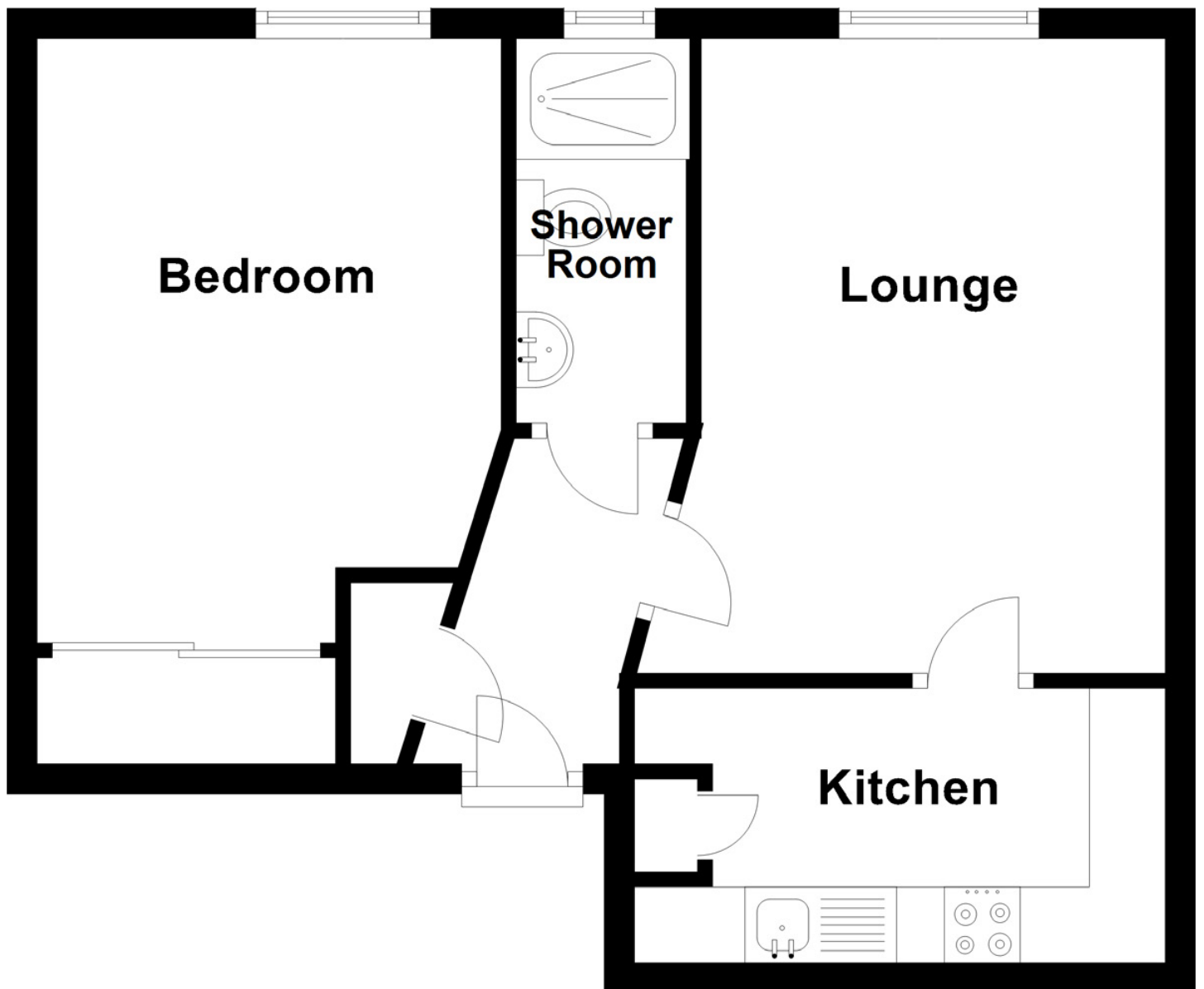
The well-proportioned double bedroom is neutrally decorated, carpeted, and has a large integrated wardrobe. There is also plenty of space for a full range of free-standing bedroom furniture.





The accommodation is completed by the shower room which has natural light, partial tiling, and a white suite.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.19m (13'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 1.81m (5'11")
Bedroom	3.99m (13'1") x 3.06m (10')
Shower Room	2.54m (8'4") x 1.12m (3'8")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>

EPC Rating: D



To the rear, the property also enjoys access to a communal garden. This is an excellent property in a superb location, and early viewing is highly recommended.





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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. 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.

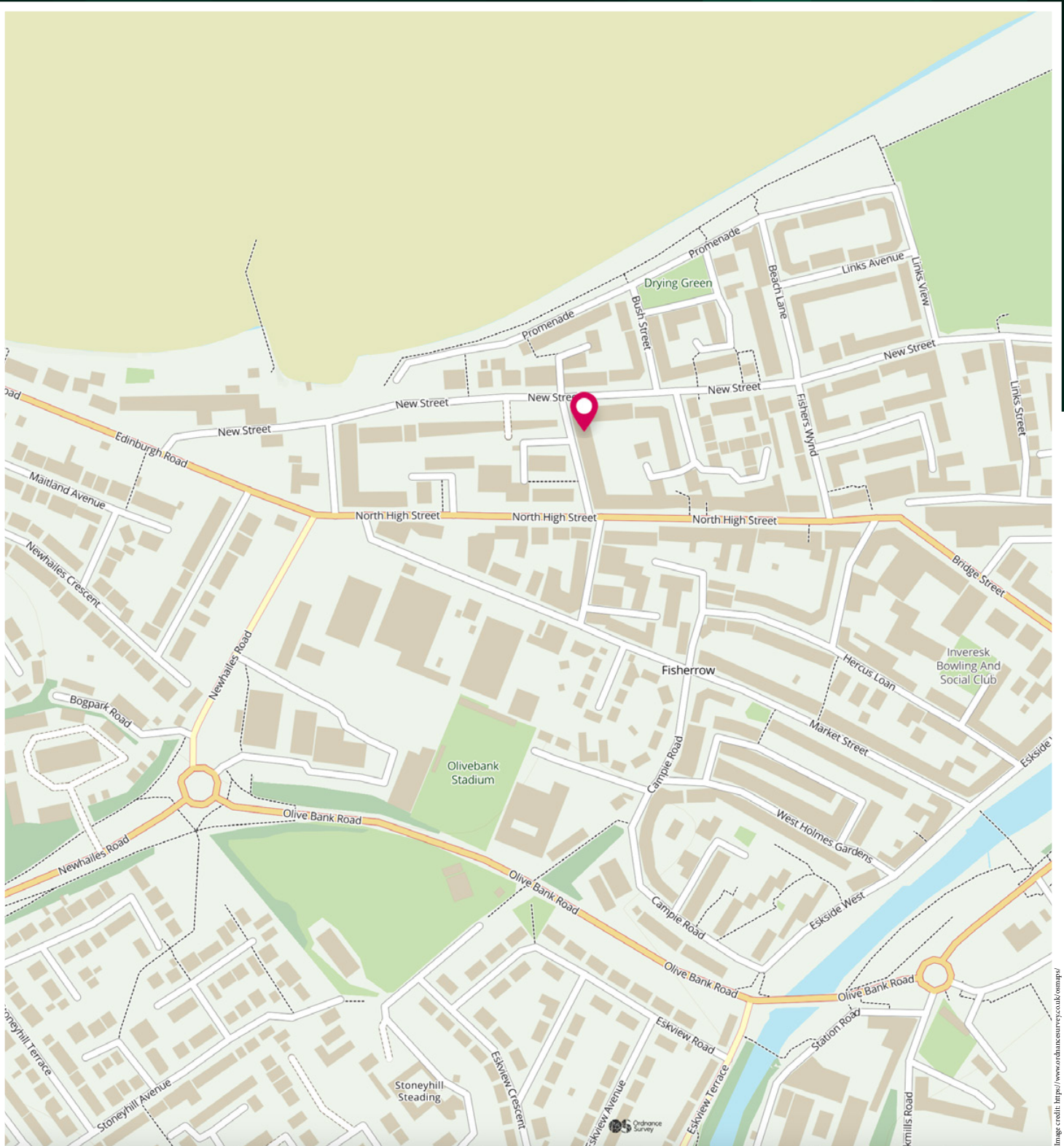
The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will 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 Race Course is just minutes away, as are the delightful open spaces of Levenhall Links.

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## The Location





# McEwan Fraser Legal

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