

20J Lochend Road North

MUSSELBURGH, EAST LoTHIAN, EH21 6BG



*Stylish One-Bedroom Flat In
Musselburgh with Excellent Views*



0131 524 9797



www.mcewanfraserlegal.co.uk

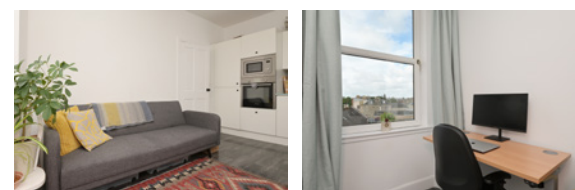


info@mcewanfraserlegal.co.uk



Offered to the market in true walk-in condition, this beautifully presented top-floor one-bedroom flat on Lochend Road North offers an ideal opportunity for first-time buyers or those seeking a sound investment.

THE LIVING ROOM/KITCHEN



Upon entering the property, you are welcomed into a hallway that leads directly into a bright and spacious open-plan kitchen/living area. The modern kitchen is fitted with a gas hob, oven, microwave, and integrated fridge/freezer. A convenient peninsula enhances the available workspace and creates a natural divide between the kitchen and the living area. The living space itself is well-sized and filled with natural light thanks to a large, double-glazed window.





Further along the hallway is a generously proportioned double bedroom, offering ample space for a double bed and freestanding furniture. Completing the accommodation is a modern bathroom fitted with a classic three-piece suite.

THE BATHROOM



THE BEDROOM



a generously proportioned double bedroom, offering ample space for a double bed and freestanding furniture



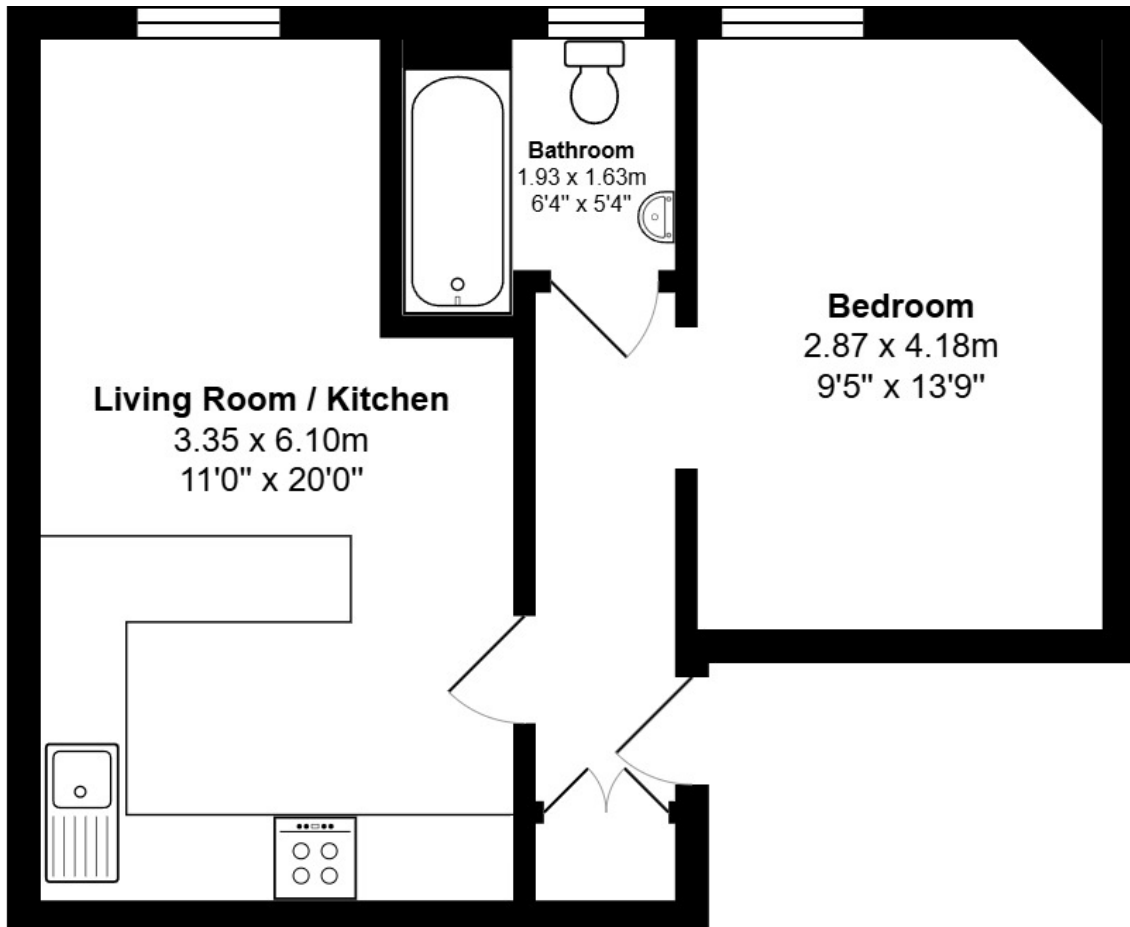
Externally, residents benefit from access to a communal garden and on-street parking.

This attractive flat is located in a popular area of Musselburgh, close to local amenities, transport links, and green spaces, making it a perfect home or an excellent buy-to-let investment.

EXTERNALS

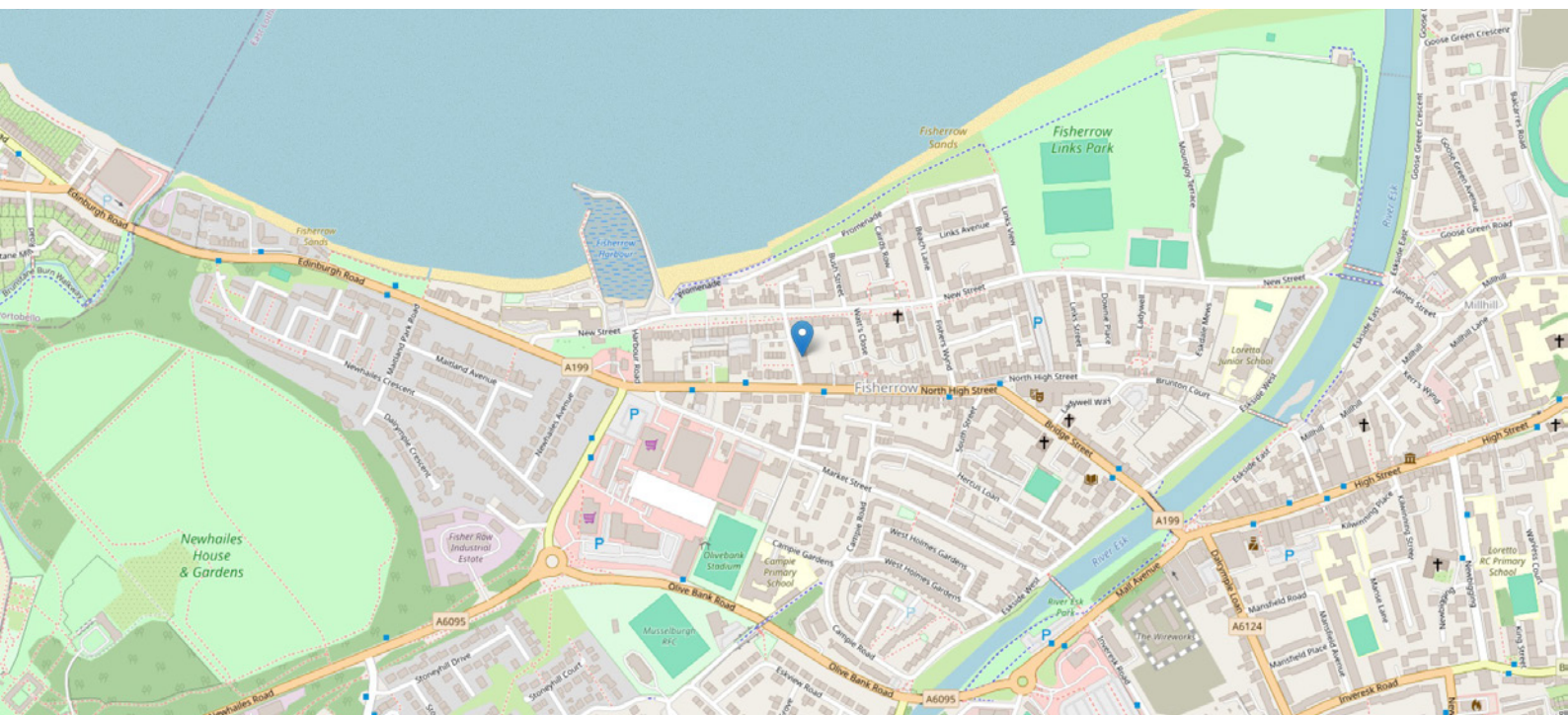


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 43m² | EPC Rating: D



THE LOCATION

Musselburgh is a vibrant, historic coastal town situated on the edge of Edinburgh, offering the perfect blend of city access and seaside charm. With the City Bypass diverting through traffic, the town centre remains calm and welcoming, ideal for relaxed day-to-day living.

Local amenities are excellent, with a wide range of shops, banking services, and a Tesco Extra all within easy reach. Fort Kinnaird Retail Park and ASDA are just a short drive away for more extensive shopping.





Musselburgh is also known for its characterful artisan bakery, popular cafés, and family-run ice cream parlours — adding real heart to the community. A scenic cycle path into Edinburgh offers a safe and green alternative for commuters or weekend rides. Musselburgh Station provides direct trains to Edinburgh Waverley in under 10 minutes, and regular bus services ensure excellent public transport connections.

For leisure, residents enjoy access to Musselburgh Sports Centre, Lewisvale Park, golf courses, a coastal windsurfing pond, and local walking routes. The town also serves as a gateway to East Lothian's beautiful countryside, coastline, and world-renowned golf destinations like Muirfield. Nearby towns such as Haddington and North Berwick offer even more opportunities for exploring, shopping, and relaxing by the sea.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.