

54E Hercus Loan

MUSSELBURGH, EAST LoTHIAN, EH21 6AZ



Charming top-floor one-bedroom flat in the heart of Musselburgh, offering bright open-plan living, a modern kitchen with skylight, spacious accommodation and period character



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McEwan Fraser Legal is delighted to present this generous and well-presented one-bedroom top-floor flat, forming part of a traditional stone-built terrace in the heart of Musselburgh. The accommodation comprises a welcoming entrance hallway, a bright open-plan lounge/kitchen, a double bedroom and a modern bathroom. This attractive home is ideally suited to first-time buyers, professionals or investors alike.

THE LIVING ROOM



The spacious open-plan living area is flooded with natural light, and the ample floor space will give a new owner plenty of flexibility as they create their ideal entertaining space. The kitchen is open-plan to the living area, and it includes a full range of base and wall-mounted units that offer plenty of prep and storage space. A skylight window enhances the sense of space and light.

THE KITCHEN





The generously sized bedroom provides a peaceful retreat with ample space for freestanding furniture alongside an integrated wardrobe. Accommodation is completed by a contemporary bathroom which boasts natural light, partial tiling, and a white suite with a shower over the bath.

THE SHOWER ROOM



THE BEDROOM

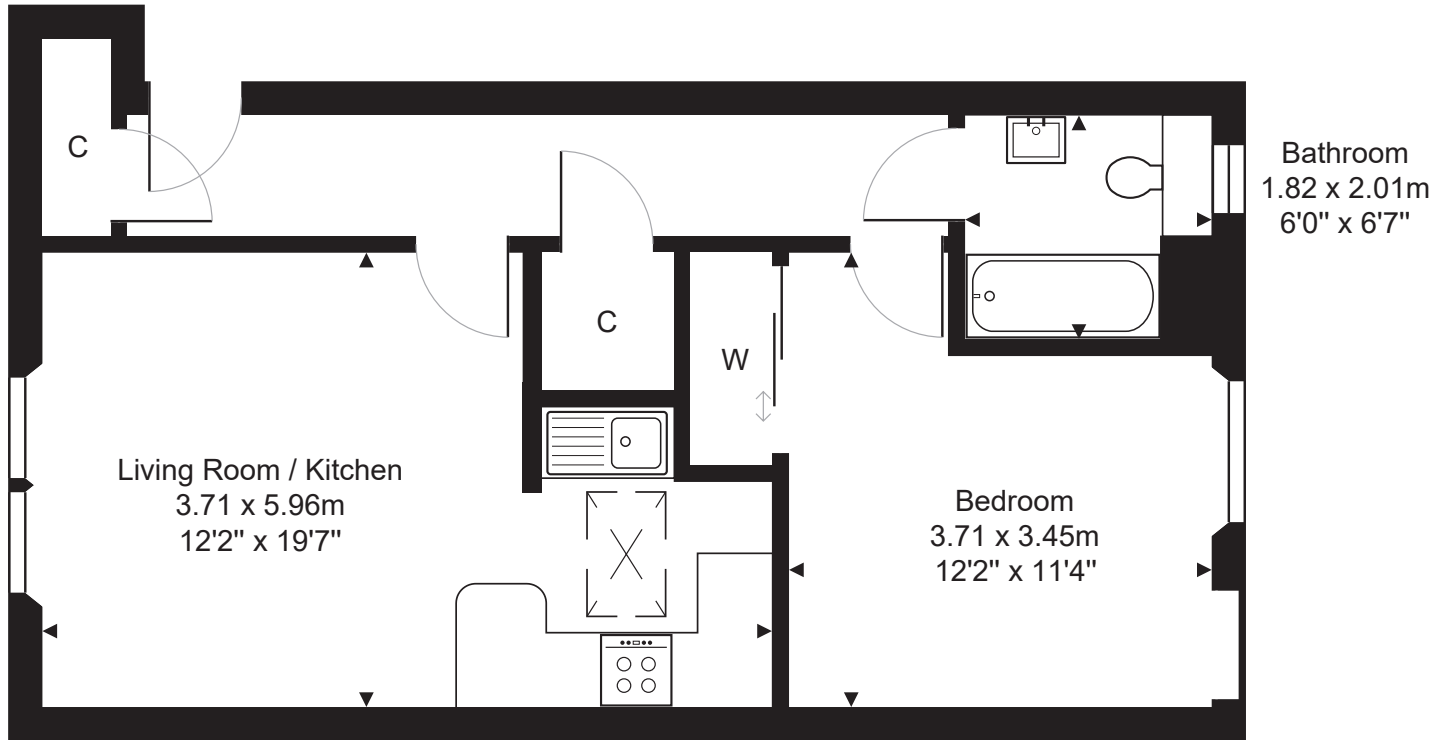


Further benefits include double glazing, gas central heating, a secure shared stair entrance and access to a well-maintained communal drying green.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 46m² | EPC Rating: D



THE LOCATION

Situated on Hercus Loan in the popular coastal town of Musselburgh, this property is ideally positioned to appeal to first-time buyers and investors alike, offering an excellent balance of convenience, connectivity, and lifestyle. The area benefits from superb transport links, with nearby rail stations at Wallyford and Musselburgh providing regular services into Edinburgh city centre and beyond. Frequent bus routes operate locally, while quick access to the A1 ensures straightforward commuting by car to Edinburgh, East Lothian, and the wider motorway network.





A wide range of local amenities are within easy reach, including supermarkets, convenience stores, cafes, and everyday services. Musselburgh's bustling High Street offers a variety of independent retailers alongside well-known brands, while the nearby Fort Kinnaird provides an extensive selection of high street stores, restaurants, and leisure outlets, making it one of the region's premier retail destinations.

For leisure and recreation, the area is particularly well served. Residents can enjoy scenic walks along the River Esk, the expansive Musselburgh Beach, and nearby green spaces. The renowned Musselburgh Racecourse and several golf courses, including the historic Musselburgh Links, provide excellent sporting and entertainment options, while a selection of gyms and leisure facilities are also close at hand.

Combining strong transport connections, excellent local amenities, and a wealth of recreational opportunities, this location presents an attractive and practical choice for a wide range of buyers.



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