




McEwan Fraser Legal

Solicitors & Estate Agents

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5B Moir Terrace

MUSSELBURGH, EAST LOTHIAN, EH21 8JG

Musselburgh

East Lothian
EH21 8JG

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. It is approximately eight miles from the City Centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from either Wallyford or Musselburgh Station, which takes you directly to Waverley Station in the heart of the City Centre, a journey of fewer than fifteen minutes.

Schooling on the nursery, a primary and secondary level can also be reached within a walking distance of the property.





5B Moir Terrace Musselburgh East Lothian EH21 8JG

*"Pristine two-bedroom
ground floor flat in
Musselburgh"*

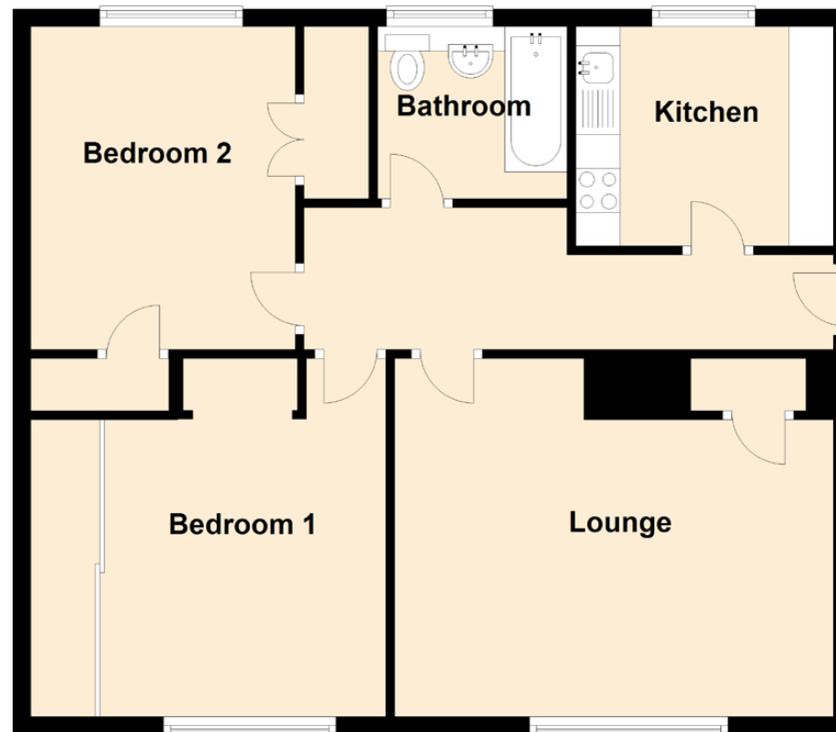
McEwan Fraser Legal is delighted to present this two-bedroom ground floor flat in Musselburgh. The property has recently undergone a full refurbishment and is in excellent walk-in condition. The property showcases well-proportioned rooms throughout and the location is excellent for transport links for any commuters. Inside, the property comprises of:

- A new modern fully equipped high gloss kitchen with an integrated dishwasher, fridge, freezer, microwave, gas hob, an oven and extractor fan.
- A comfortable living area to the front with a feature fire and surround.
- Two double bedrooms, one which includes built-in wardrobes.
- A crisp new partially tiled bathroom with a white suite, a mains shower, towel radiator and vanity unit.

In addition to this, the property includes gas central heating, double glazed windows, an external storage cupboard, a communal garden and on-street parking. Extras include all fixtures, fittings and all floor coverings. This is a rare opportunity for any first-time buyers to acquire a fully refurbished flat in pristine condition.



Floor Plan Dimensions Location



Approximate Dimensions
(Taken from the widest point)

Lounge	4.64m (15'3") x 3.94m (12'11")
Kitchen	2.90m (9'6") x 2.62m (8'7")
Bedroom 1	3.96m (13') x 3.17m (10'5")
Bedroom 2	3.63m (11'11") x 2.98m (9'9")
Bathroom	1.94m (6'4") x 1.77m (5'10")

Gross internal floor area (m²): 70m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings and all floor coverings.

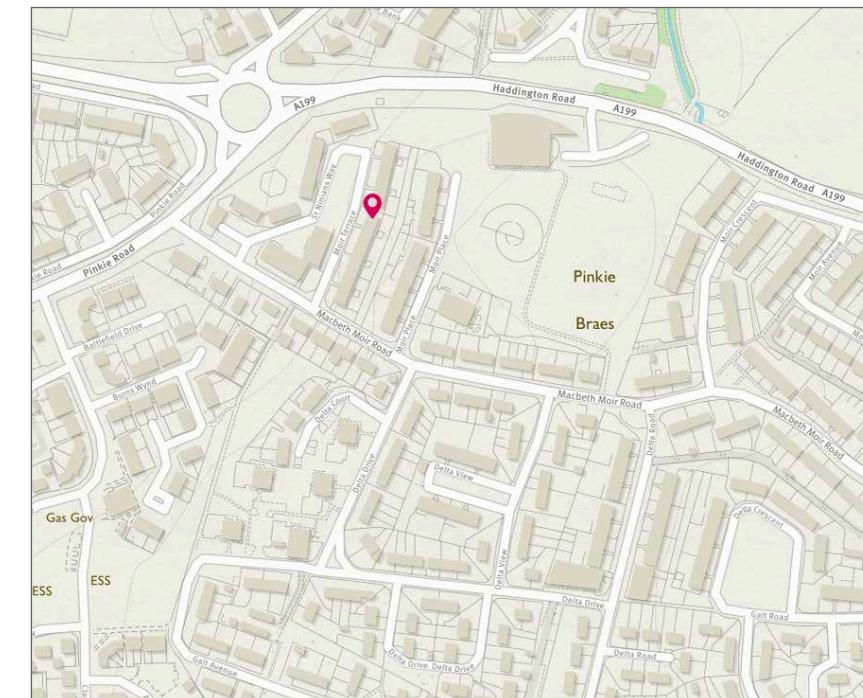


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**Part
 Exchange
 Available**

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