

134f Inveresk Road

MUSSELBURGH, EAST LOTHIAN, EH21 7AX



Bright and well-presented two-bedroom flat with a private garden, modern shower room and spacious living accommodation in popular Musselburgh



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McEwan Fraser Legal are delighted to bring to the market 134F Inveresk Road, Musselburgh, East Lothian, EH21 7AX, a well-positioned two-bedroom flat offering an excellent opportunity for a range of buyers. A well-maintained communal stairwell leads to the property, creating a pleasant first impression on arrival. Internally, the accommodation is arranged to provide a practical and comfortable layout, with well-proportioned rooms throughout.

THE LIVING ROOM



The living room is bright and spacious and sits conveniently adjacent to the kitchen, creating a practical flow between the main living and cooking areas. A fireplace provides an attractive focal point, while two press storage cupboards offer useful additional storage within the room.

THE KITCHEN



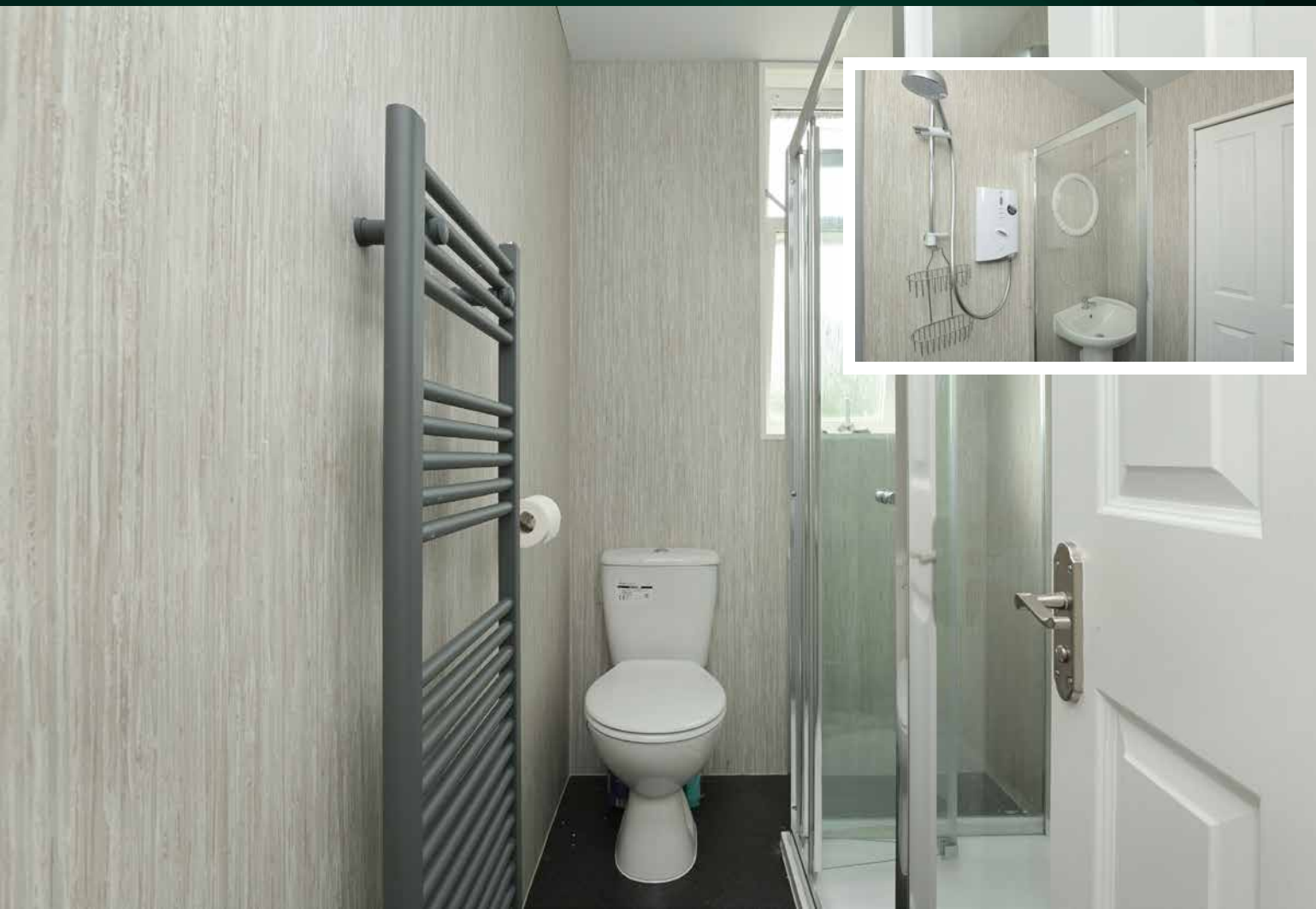
The kitchen is fitted with a range of integrated cooking appliances and further benefits from a standalone fridge freezer and washing machine, providing a practical and functional space for everyday use.





Both bedrooms are well-proportioned, bright and finished in neutral décor, creating comfortable and versatile spaces that can be easily personalised by a new owner. The modern shower room is finished in neutral tones and complemented by a chrome wall-mounted heated towel rail, giving the space a clean and contemporary feel.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property benefits from a private garden, which is laid to a combination of lawn and decorative stone and also includes a garden shed, providing useful outdoor storage.

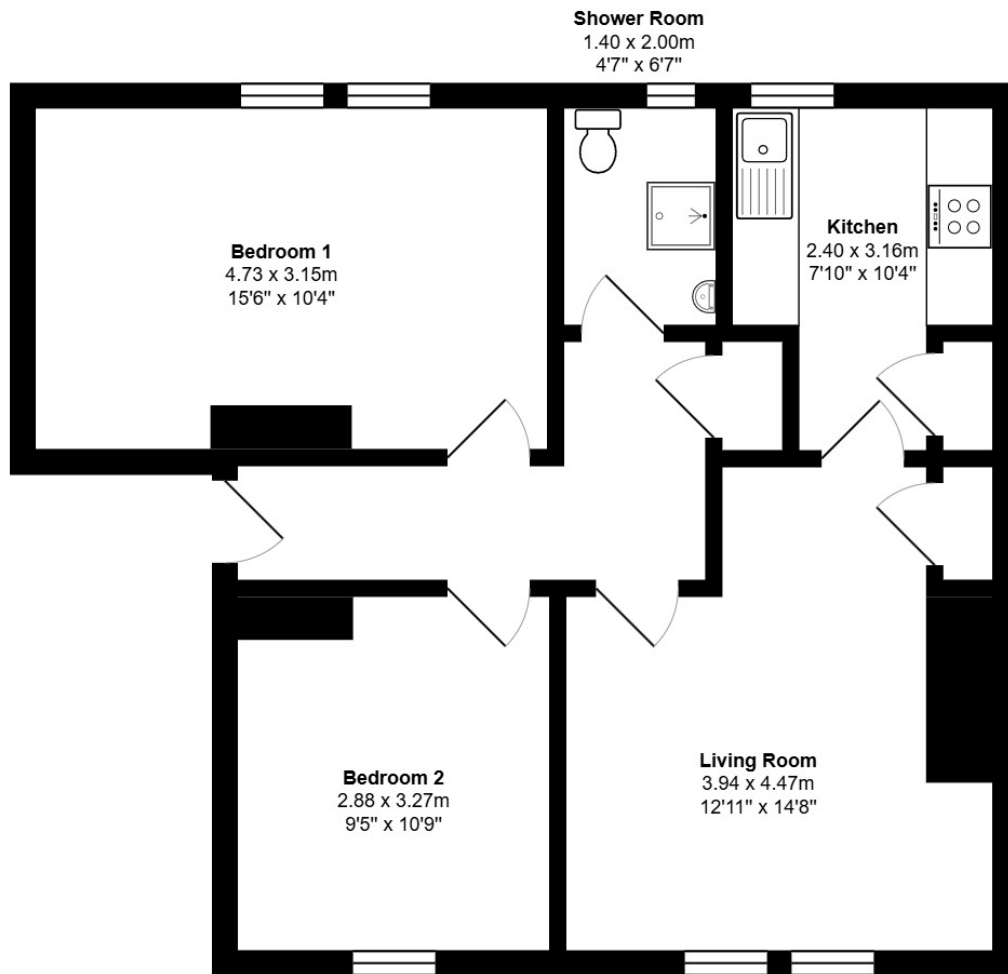
EXTERNALS



The property is ideally suited to first-time buyers, downsizers or investors seeking a home in a convenient and well-connected East Lothian location.

With its bright accommodation, characterful fireplace, useful storage, private garden and excellent location, 134F Inveresk Road presents a great opportunity for buyers looking to secure a two-bedroom home in the popular Musselburgh area.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Situated in the popular East Lothian town of Musselburgh, the property enjoys a convenient position close to a wide range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities.





Musselburgh is well connected for commuters, with regular bus services and rail links providing straightforward access into Edinburgh and surrounding areas. The town also benefits from excellent road connections via the A1 and City Bypass.

For those who enjoy the outdoors, the area offers easy access to Musselburgh Beach, the River Esk, local parks and walking routes, while Musselburgh Racecourse and a number of golf courses are also nearby.

With its combination of local amenities, transport links and coastal surroundings, Musselburgh remains a popular location for buyers seeking convenient access to Edinburgh while enjoying the benefits of East Lothian living.



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