

# 20 Eskside West

MUSSELBURGH, EH21 6PL



*A superb garden flat on the banks of the River Esk in the heart of Musselburgh*



0131 524 9797



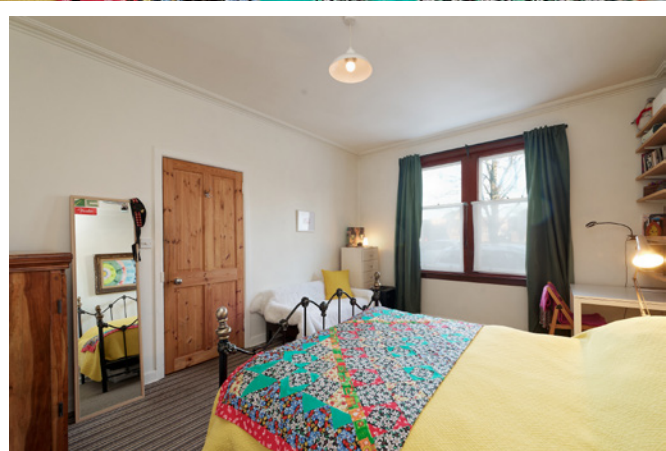
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McEwan Fraser is delighted to present this superb two-bedroom main-door garden flat to the market. The property enjoys a stunning position on the banks of the River Esk in the heart of Musselburgh. Internally, there is a huge amount of flexibility with two public rooms, two generous doubles, an attic room capable of further development, a secure private garden, and a double garage which has been converted into a studio.

# BEDROOM 1



Internally, the property has a linear layout starting at the front with a spacious master bedroom that has plenty of space for a full suite of freestanding bedroom furniture. As you move along the hall, you find the second bedroom, which is a further well-proportioned double.

# BEDROOM 2



# THE LOUNGE/DINER



As you move further along the hall, you enter the first public room, which is arranged as a lounge and dining room. The room is neutrally decorated and has attractive exposed floorboards. A gas stove creates a natural focal point and makes this a particularly charming room on a winter evening. The kitchen is immediately adjacent and includes a good range of base and wall-mounted units arranged around freestanding appliances.



# THE KITCHEN





Moving along the hallway from the kitchen, you pass the bathroom, which includes a three-piece suite and a separate shower, and a utility room, which houses the laundry facilities.

# THE BATHROOM



# THE UTILITY



At the rear, there is a further spacious reception room which overlooks the rear garden and is bathed in natural light. Generous proportions give plenty of flexibility for a new owner to create their ideal living and entertaining space. A small internal hallway accessed from this room leads to an attic room, which has the potential to be a superb home office space.

## RECEPTION ROOM 2

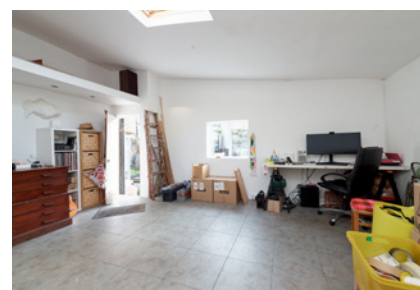


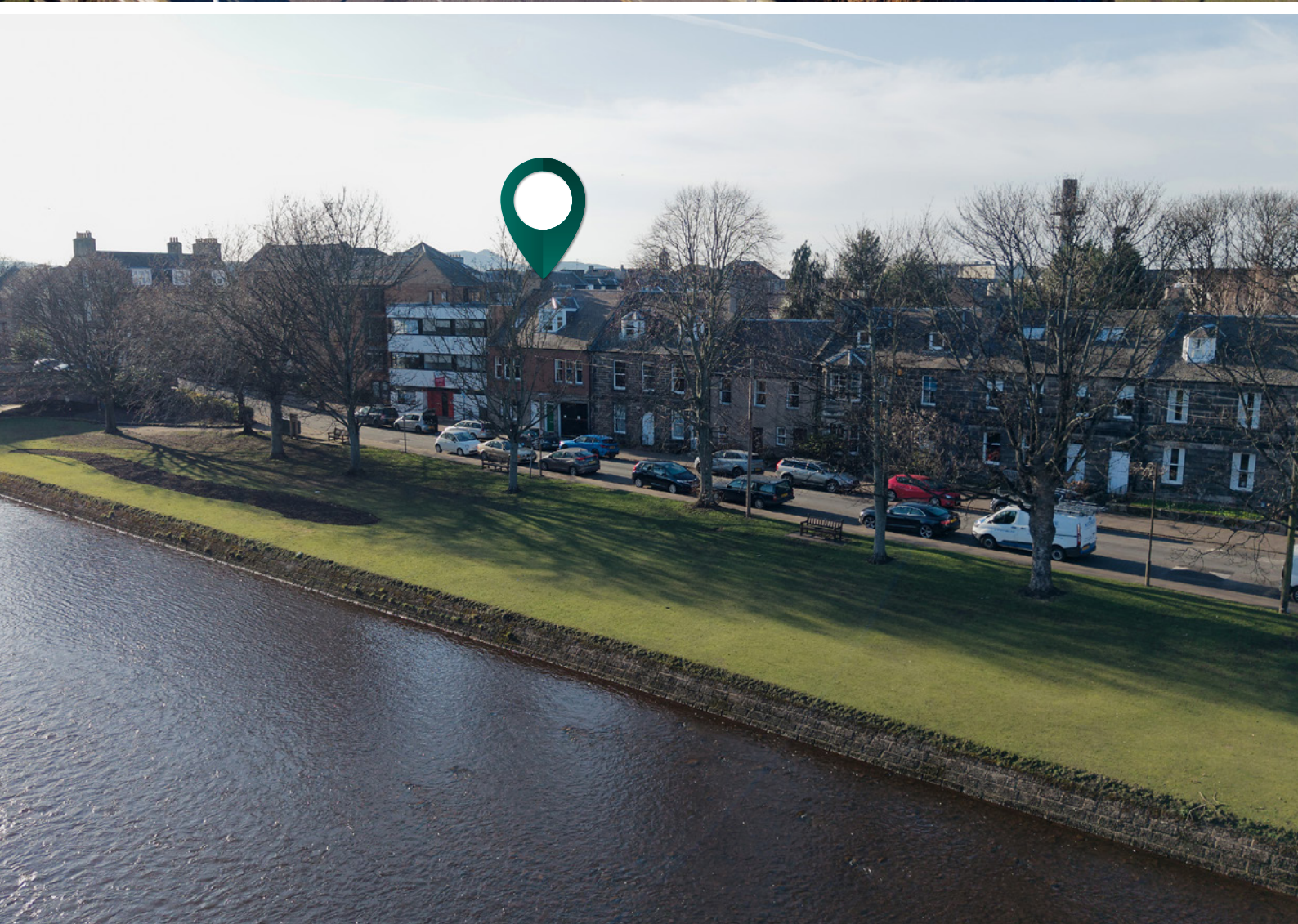
# THE ATTIC ROOM



The rear garden is tranquil and fully enclosed. With both patio and lawn, there is plenty of space for relaxation or entertaining. The garden also gives access to a double garage, which is situated to the rear of the property. The garage has been developed as a studio space, but the garage doors remain, and it could be returned to its original configuration.

# EXTERNALS & STUDIO



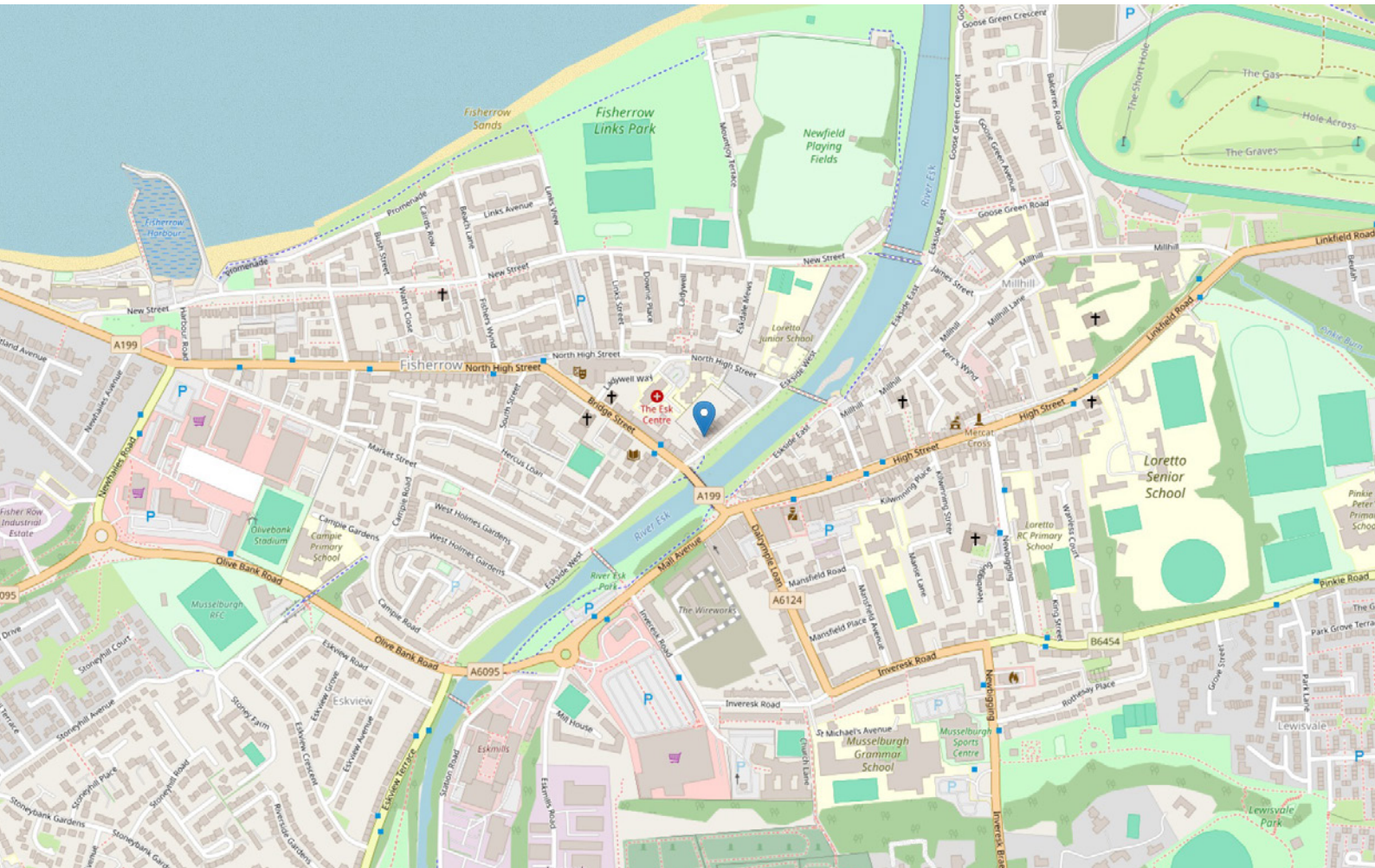


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated on the desirable Eskside West, this flat enjoys a prime location in the historic coastal town of Musselburgh, offering a perfect balance of convenience, leisure, and community. The area is ideal for a wide range of buyers, from young professionals seeking easy access to Edinburgh to older buyers looking to downsize without compromising on amenities. Local amenities are just a short stroll away, including a variety of independent shops, cafes, and essential services. For those who enjoy shopping, the nearby Morrisons and larger retail outlets in Musselburgh provide a comprehensive selection of goods, while further options in Edinburgh are easily accessible.





Transport links are excellent. Musselburgh Train Station provides regular services to Edinburgh Waverley in under 15 minutes, making commuting straightforward. Additionally, the town is well served by bus routes, and the A1 and Edinburgh City Bypass offer quick road access to the surrounding areas.

Recreational opportunities are abundant. The scenic River Esk and Musselburgh Links provide beautiful walking and cycling routes, while the town's historic golf course is perfect for enthusiasts. Families will appreciate nearby parks and sports facilities, and the town hosts a variety of cultural events throughout the year.

With its combination of convenience, transport accessibility, and leisure options, Eskside West offers an appealing setting for those looking for a comfortable, well-connected lifestyle in Musselburgh.



**McEwan Fraser Legal**

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