




McEwan Fraser Legal

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3E Mall Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 7BL



MUSSELBURGH

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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 A1, Milton Road or one of the many and frequent bus services that pass through the town. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of fewer than ten minutes. It has a very wide range of shopping facilities, very good services and banking, Post Office and building society services are in abundance. Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes, a windsurfing pond just along the coast, a nine-hole golf course at Levenhall, Lewisvale Park with its play areas and park, dance school and all other amenities associated with any well-established bustling township.

3E MALL AVENUE

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An excellent opportunity has arisen to acquire this spacious two bedroom flat, making for an ideal first-time buyer or Buy-To-Let or family home opportunity and located within the popular East Lothian town of Musselburgh.

Internally this accommodation is in good decorative order, briefly consisting of an entrance hallway, a bright and spacious lounge, internal kitchen which benefits from free-standing appliances. There is are two spacious double bedrooms. Finally, the three-piece, tiled bathroom with an overhead shower completes the property internally.

This property also benefits from a parking area to the front, the property has full double glazing and has ample free on-street parking for residents and visitors alike.



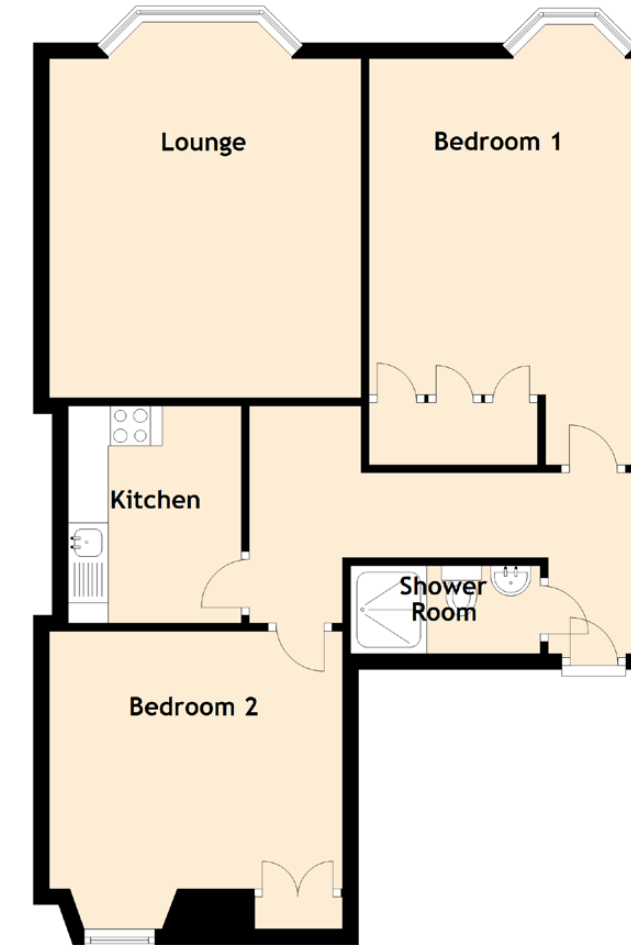
“SPACIOUS TWO BEDROOM IN MUSSELBURGH”





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

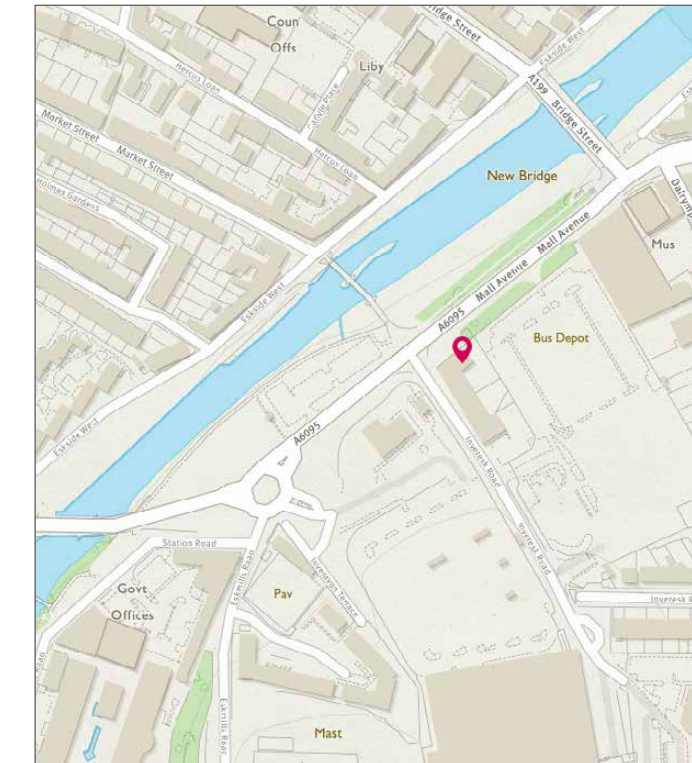


Approximate Dimensions
(Taken from the widest point)

Lounge	4.24m (13'11") x 3.90m (12'10")
Kitchen	2.72m (8'11") x 2.07m (6'9")
Bedroom 1	3.00m (9'10") x 2.00m (6'7")
Bedroom 2	3.67m (12') x 3.22m (10'7")
Shower Room	2.76m (9'1") x 1.03m (3'5")

Gross internal floor area (m²): 65m²

EPC Rating: G





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Text and description
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