



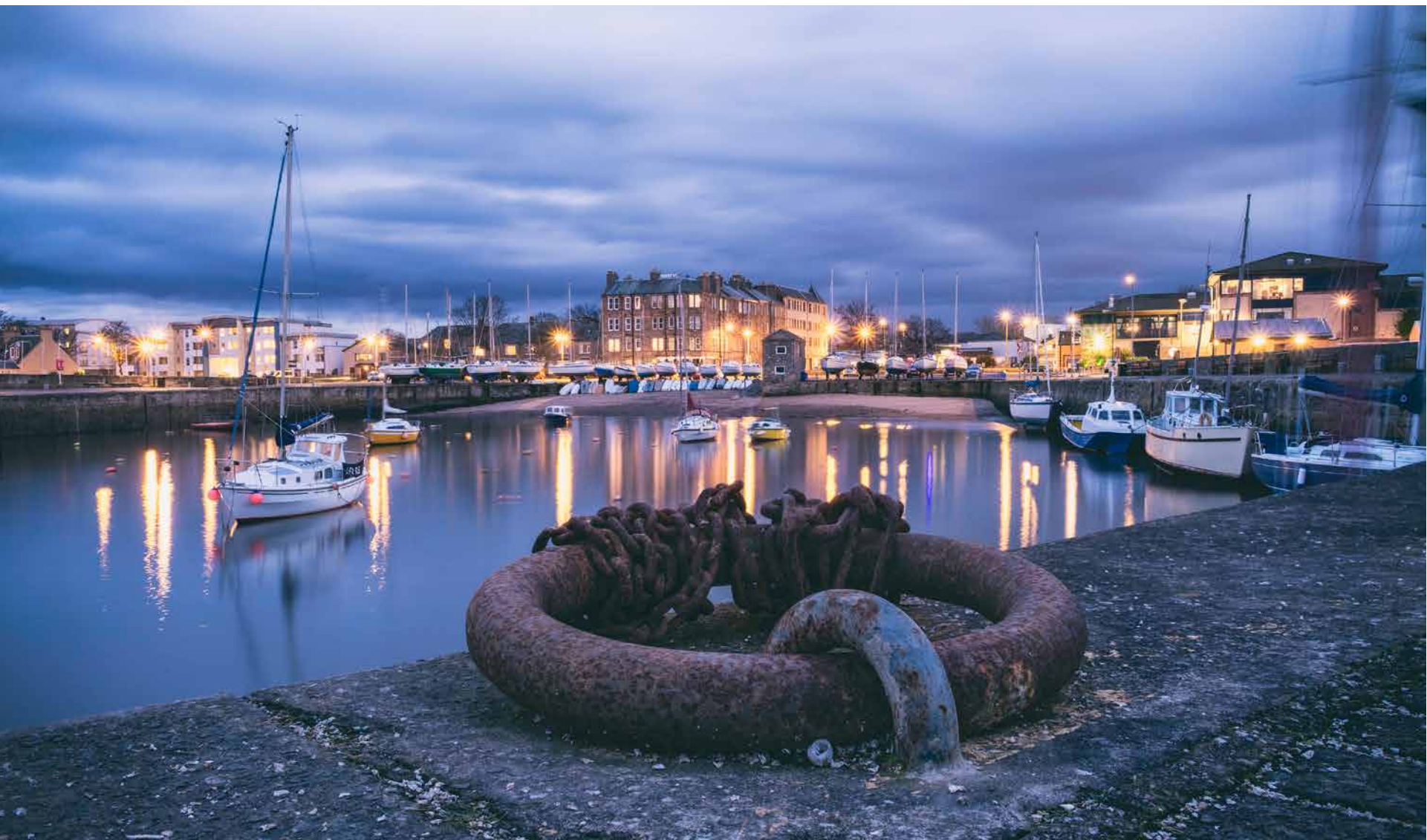

Solicitors & Estate Agents
0131 524 9797

12A Kilwinning Terrace

MUSSELBURGH, EAST LoTHIAN, EH21 7ED



12A KILWINNING TERRACE, MUSSELBURGH



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.

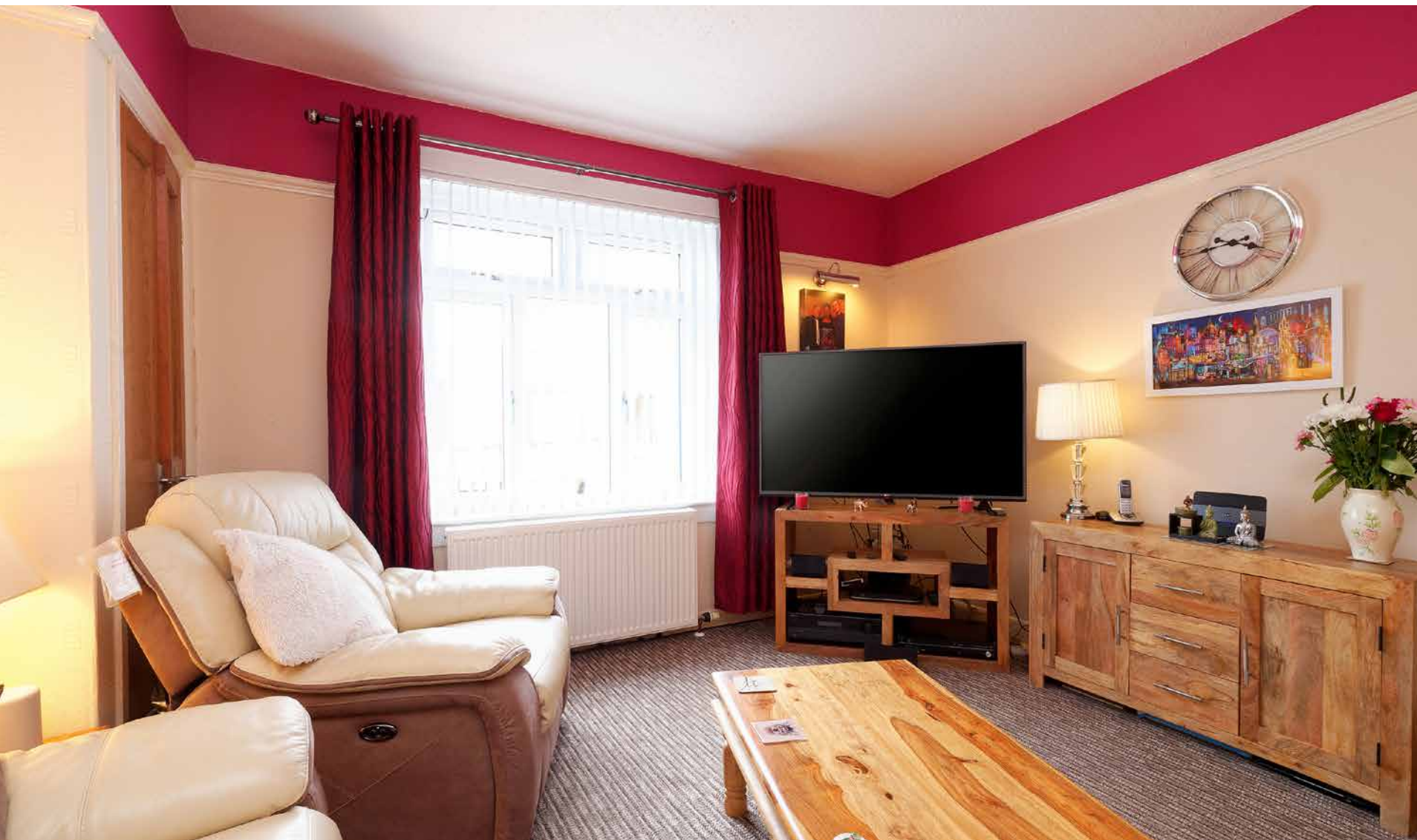
There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes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

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.





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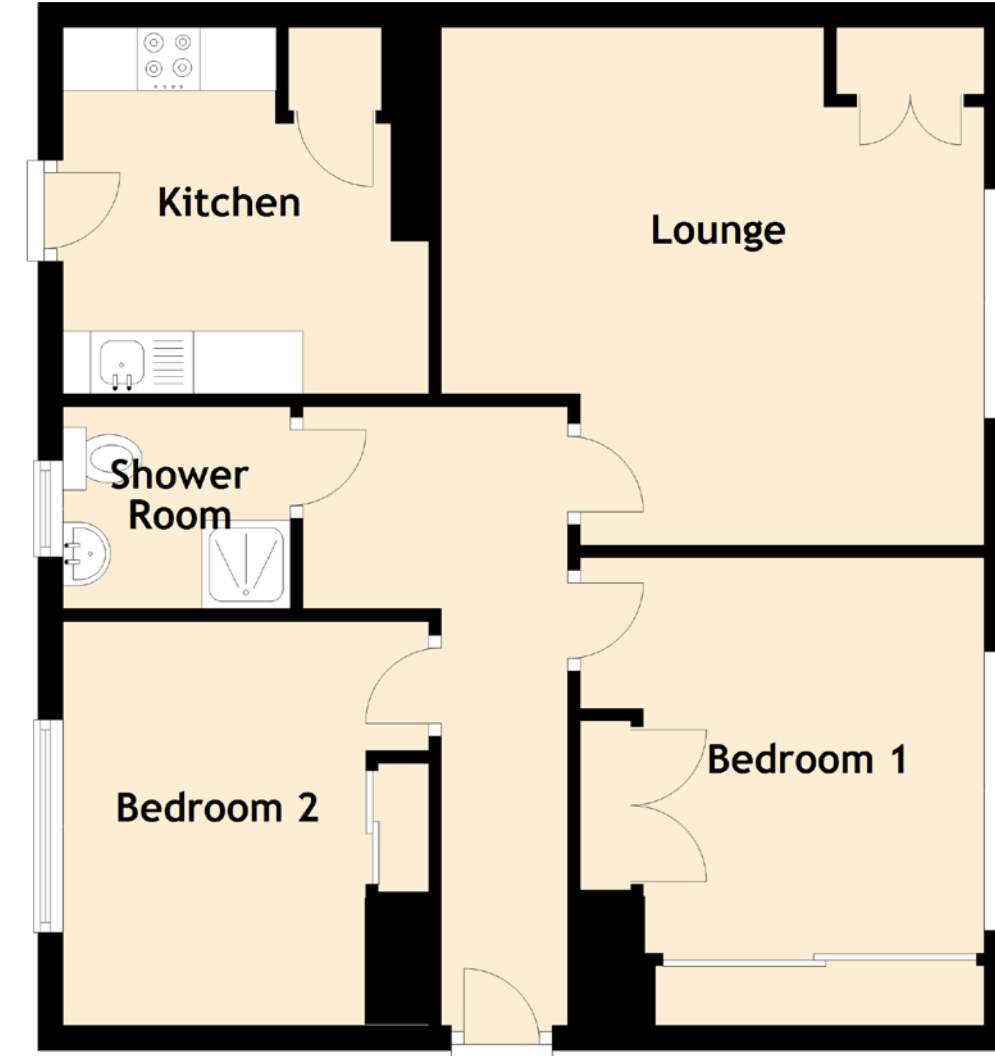
An excellent opportunity has arisen to acquire this highly desirable two-bedroom ground-floor flat, which is well located within the popular East Lothian town of Musselburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a cloak cupboard, a bright and spacious lounge with a double storage cupboard and a fully fitted, partially tiled kitchen which benefits from being modernised approx. 2019, while including a larder and access to the rear garden. There are two spacious double bedrooms, both of which have built-in wardrobes and the three-piece, fully tiled bathroom was modernised approx. October 2019 and includes a 1.5x shower cubicle, a chrome heated towel rail and an extractor fan.

This property also benefits from a secure door entry system, gas central heating, which had the boiler upgraded approx. 2015 with radiators upgraded approx. 2019, full double glazing, upgraded approx. May 2017 and private garden grounds to the front and the rear of the property, including a decked and a patio area to the rear. The front consists of a private driveway which accommodates for secure off-street parking for up to two cars.



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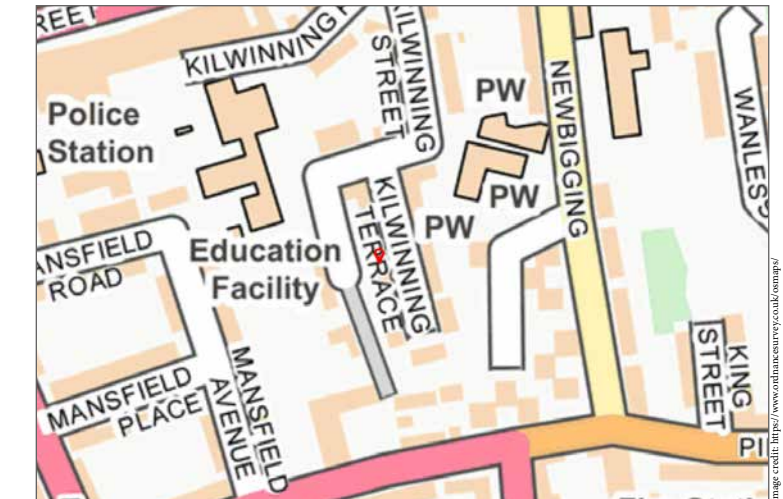


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Shower Room	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²): 61m²
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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SEAN NICOL
 Surveyor



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CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer