

25A Kilwinning Place

MUSSELBURGH, EH21 7EF



WONDERFUL GROUND FLOOR
APARTMENT IN WALK-IN CONDITION



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We are delighted to introduce to the market this beautifully presented and spacious two-bedroom attractive Victorian main door flat. The property offers flexible accommodation and would make an ideal purchase or buy-to-let investment opportunity.

The property itself has been well-maintained and upgraded by the current owners. Its superb spot has great commuting links, as well as a very easy walk to all local amenities. Access is to the front of the building from a south-facing courtyard into an internal vestibule which leads to the hallway with ample storage. The bright and spacious lounge is located to the front of the property with dual aspect windows. The kitchen/dining area features a range of floor and wall-mounted units with windows overlooking the rear courtyard grounds. There are two good-sized bedrooms which are all double in size, with both benefiting from ample space for free-standing furniture. The three-piece family bathroom with a shower over is fully tiled and completes the accommodation on offer. The property further benefits from double glazing and gas central heating.

Viewing is highly recommended to appreciate the accommodation on offer.

25A Kilwinning Place

the lounge







Bedroom 1



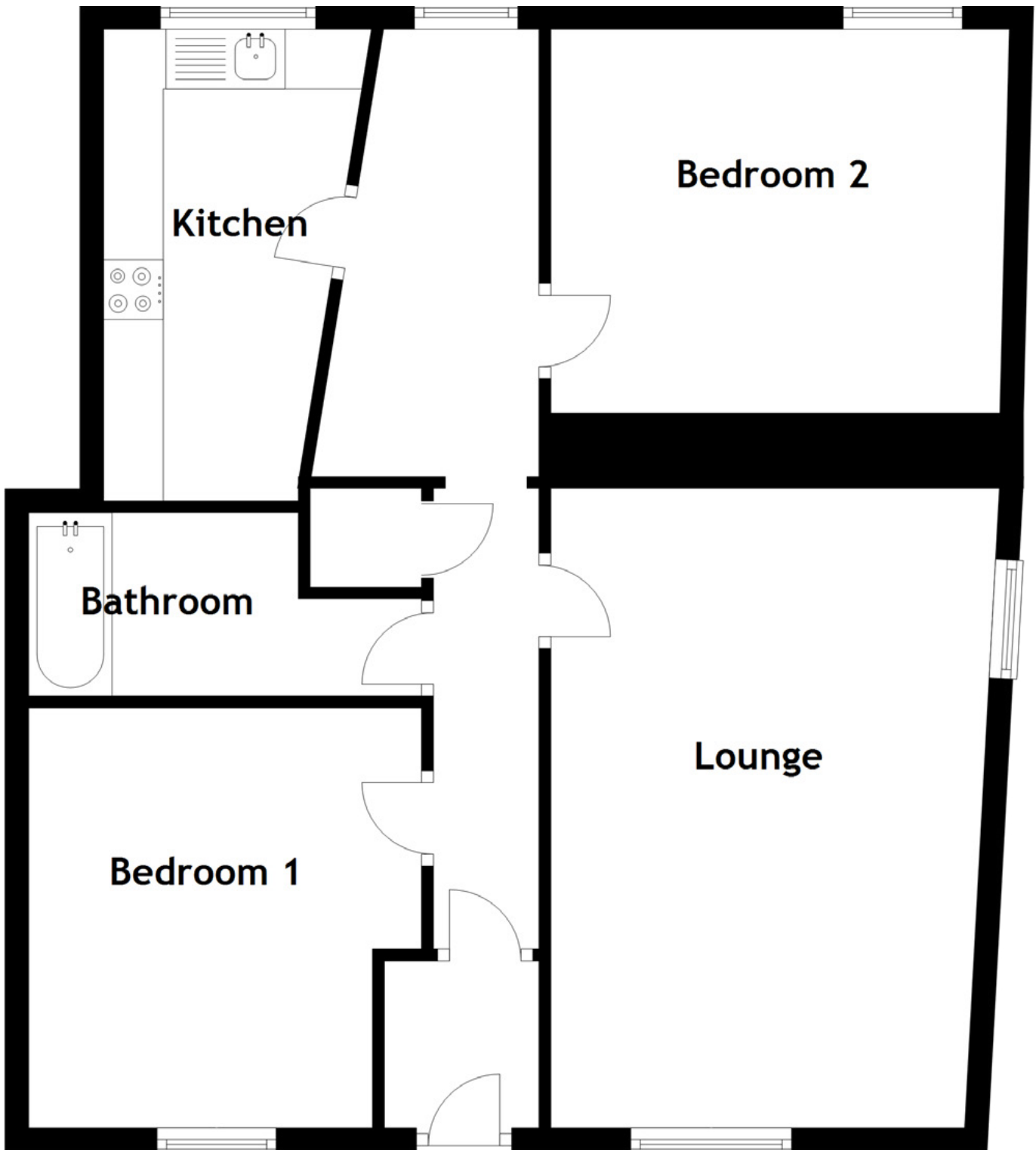


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	5.37m (17'7") x 3.71m (12'2")	Bathroom	3.30m (10'10") x 1.54m (5'1")
Kitchen	4.09m (13'5") x 1.82m (5'11")	Gross internal floor area (m ²): 72m ² EPC Rating: C	
Bedroom 1	3.53m (11'7") x 3.30m (10'10")		
Bedroom 2	3.85m (12'8") x 3.02m (9'11")		

Floor Plan



Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Musselburgh Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links and Musselburgh Harbour. The historic Inveresk Village is just a ten-minute walk from the property.

The Location

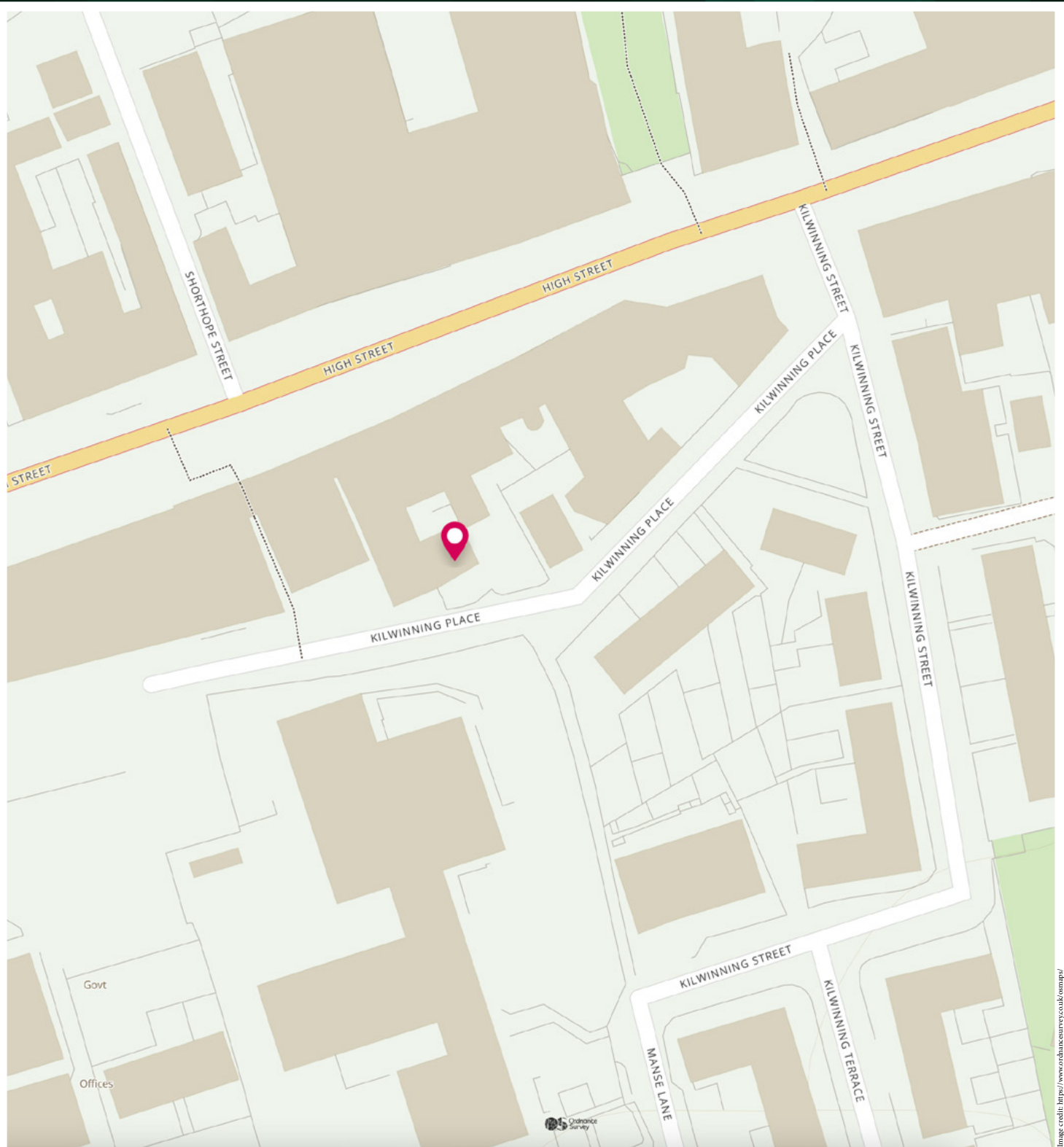


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