

23 Eskview Avenue

MUSSELBURGH, EH21 6NR



Spacious Four-Bedroom Double Upper In Musselburgh



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McEwan Fraser Legal is delighted to present this four-bedroom double upper flat in East Lothian's growing and popular town of Musselburgh.

THE LIVING ROOM



Inside, the property comprises:

- The living room is generously proportioned and offers various possibilities for furniture arrangements.
- Spacious breakfasting kitchen which is large and has excellent storage and worktop space. The property has a gas hob, fan oven and has freestanding white goods.

THE KITCHEN





- The property has two bathrooms one main bathroom on the main floor and one shower room on the upper floor. Both bathrooms are modern and in keeping with the overall condition of the property.
- There are three double bedrooms and one single bedroom however, the property is configured as a three-bedroom property with one of the double bedrooms currently set as a dining room which really is making the most of the space on offer.

THE BATHROOM



THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4/DINING ROOM

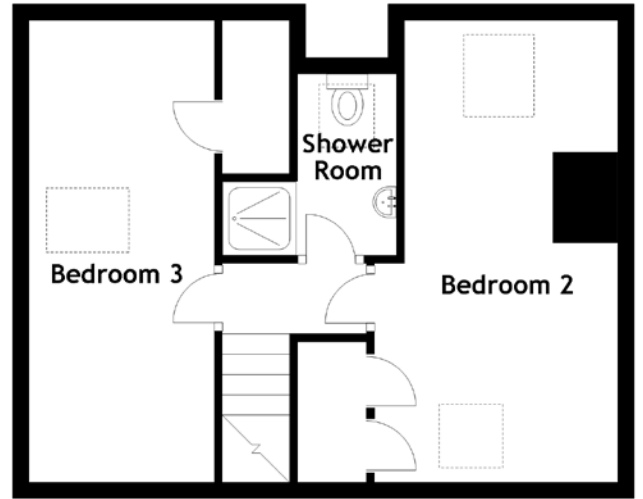
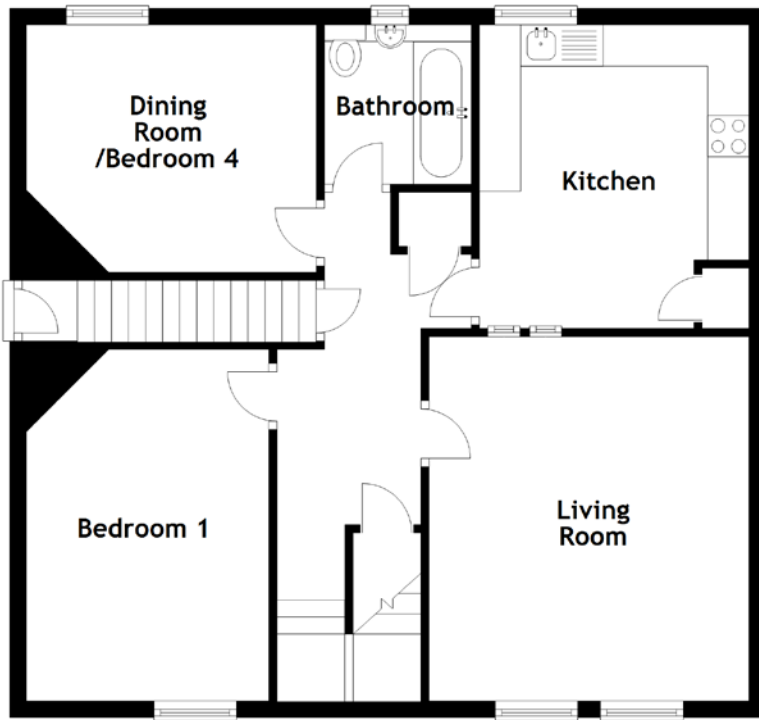


In addition, the property benefits from gas central heating, and full double glazing making for a warm and cost-effective home, year-round. There is also a private rear garden and private off-street parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

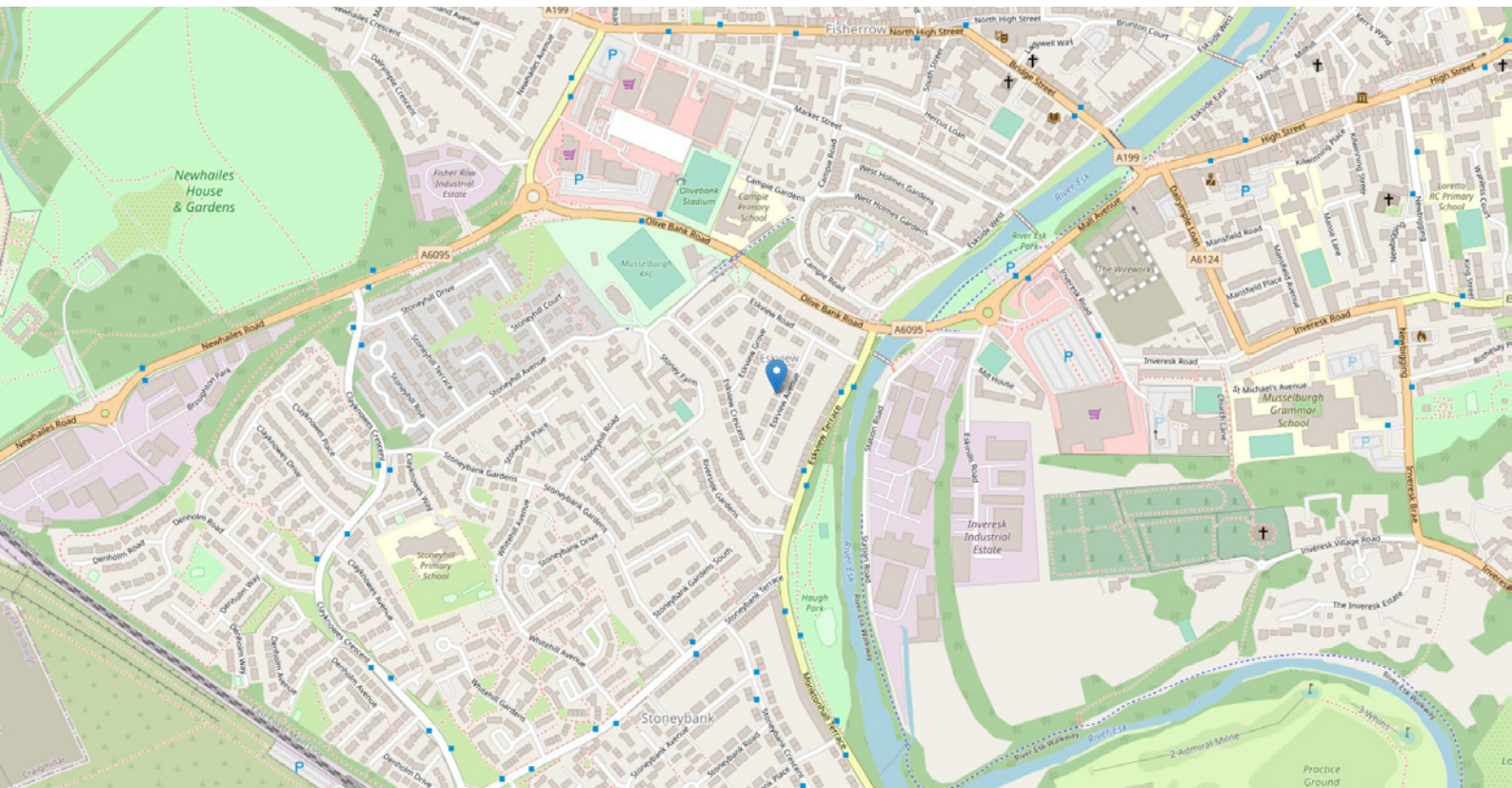


Approximate Dimensions
(Taken from the widest point)

Living Room	4.42m (14'6") x 3.88m (12'9")
Kitchen	3.68m (12'1") x 3.27m (10'9")
Bedroom 1	4.26m (14') x 2.94m (9'8")
Bedroom 2	5.60m (18'5") x 2.95m (9'8")

Bedroom 3	5.60m (18'5") x 2.25m (7'5")
Dining Room/Bedroom 4	3.52m (11'7") x 3.00m (9'10")
Shower Room	2.20m (7'3") x 2.04m (6'8")
Bathroom	1.93m (6'4") x 1.78m (5'10")

Gross internal floor area (m²): 116m²
EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with the area, 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 Musselburgh Bypass, Milton Road 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 direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.





As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.

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Part
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