

22F Hercus Loan

MUSSELBURGH, EAST LOTHIAN, EH21 6AY



A bright and beautifully presented top-floor apartment with generous proportions, tasteful interiors and a welcoming sense of space



0131 524 9797



www.mcewanfraserlegal.co.uk

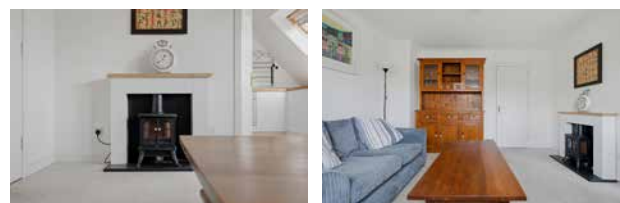
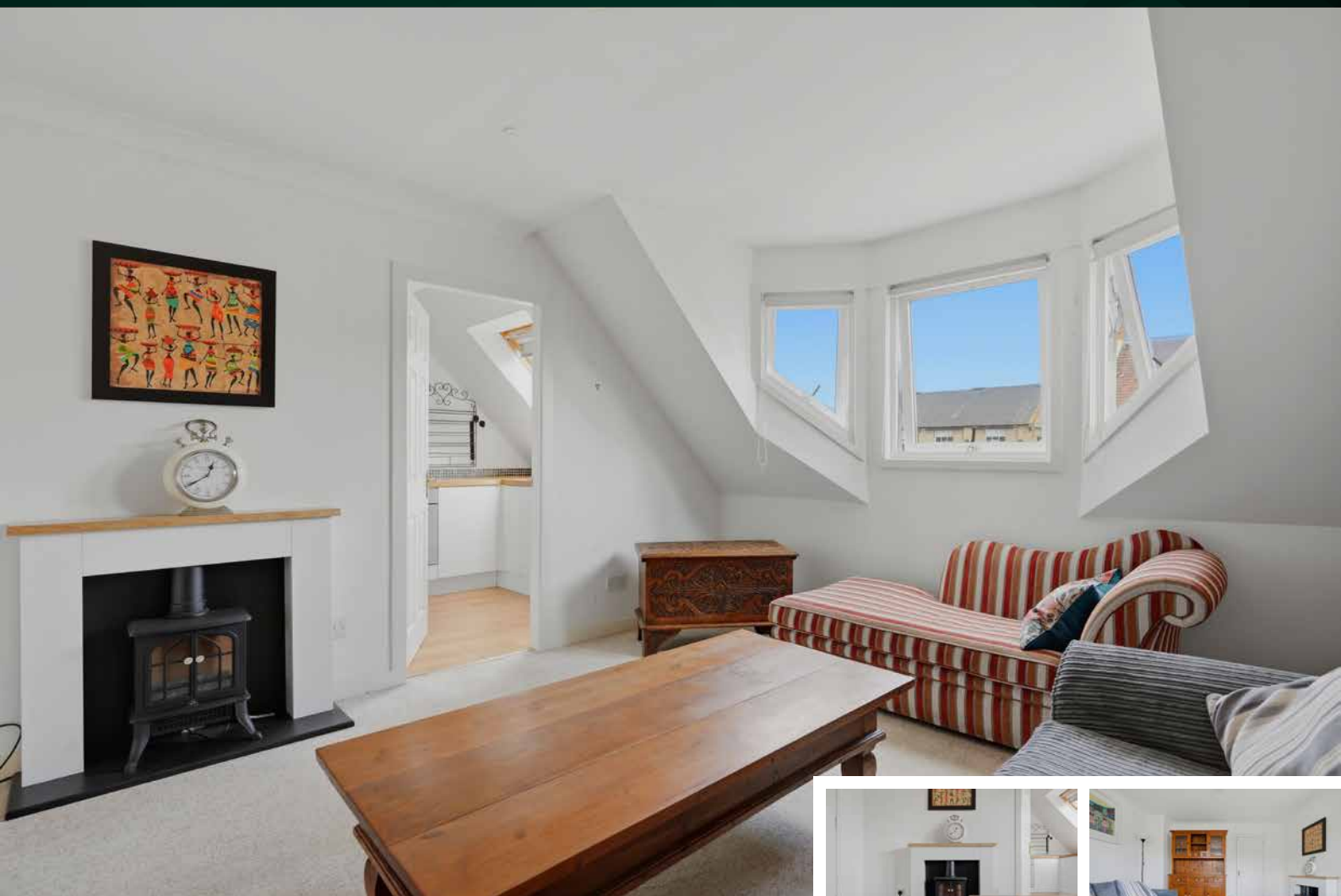


info@mcewanfraserlegal.co.uk



Occupying a desirable top-floor position, this impressive two-bedroom apartment combines generous accommodation with a fresh, understated aesthetic. Thoughtfully presented throughout, the property offers an immediately welcoming environment, with excellent natural light and a neutral palette that complements its attractive proportions.

THE LIVING ROOM



The spacious entrance hallway sets the tone, creating a sense of space from the outset and providing access to all principal rooms. The living room is undoubtedly the centrepiece of the home. A trio of windows floods the room with natural light, creating an exceptionally bright and uplifting setting throughout the day. At its heart, a charming fireplace provides an elegant focal point, bringing warmth and character to the room. The living space flows seamlessly through to the kitchen, creating a natural connection between the two areas.

THE KITCHEN



The kitchen is beautifully maintained and attractively presented, with a clean, contemporary feel and a generous window that provides both excellent natural light and ventilation. It is a particularly pleasant space for everyday cooking and dining, while its direct connection to the living room enhances the overall flow of the home.





The apartment offers two particularly well-proportioned double bedrooms. The principal bedroom benefits from integrated built-in wardrobes, while both rooms are finished in soft, neutral tones, creating calm and versatile spaces that can be easily tailored to individual taste. A well-presented bathroom, in good condition, completes the internal accommodation.

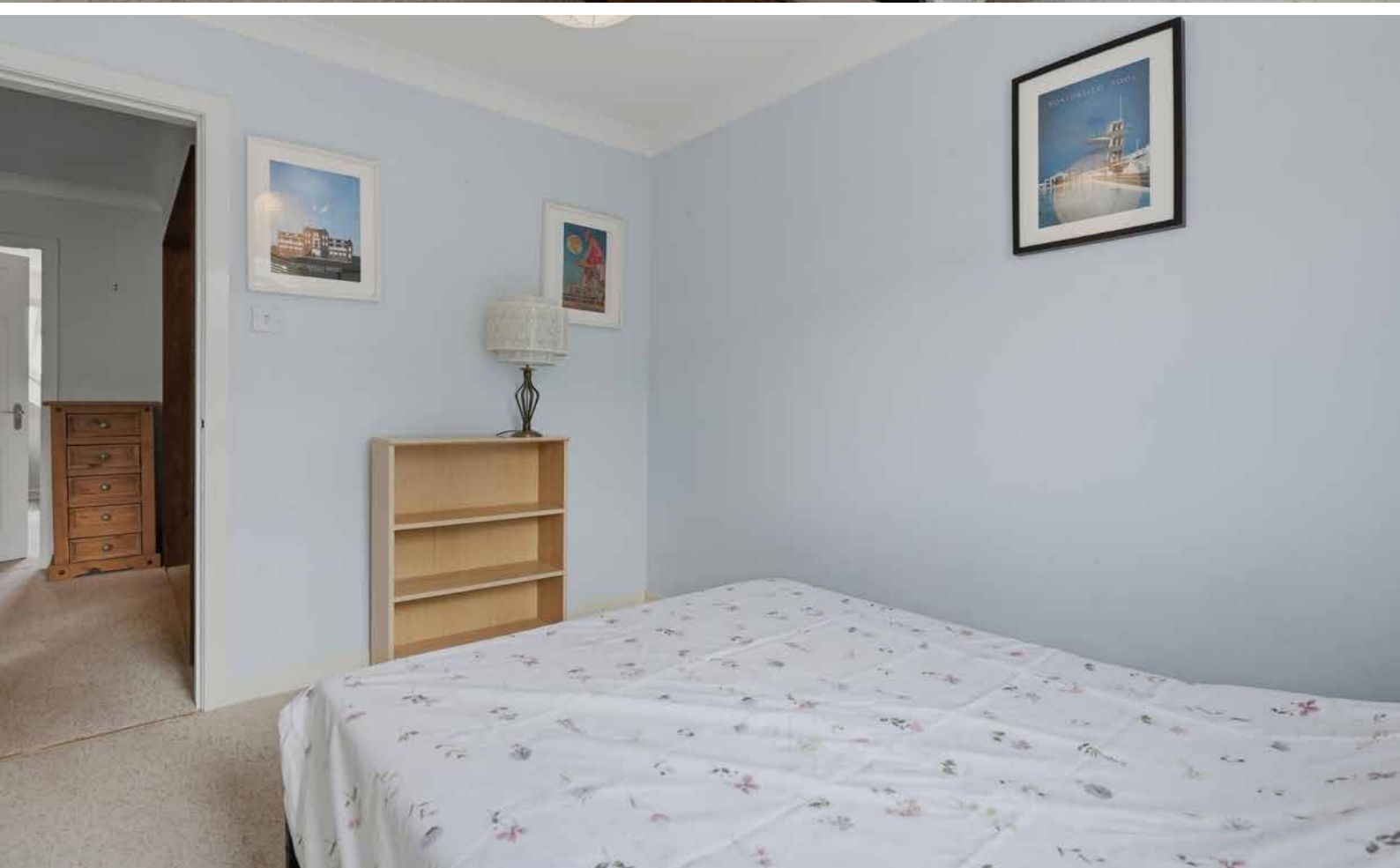
THE BATHROOM



BEDROOM 1



BEDROOM 2



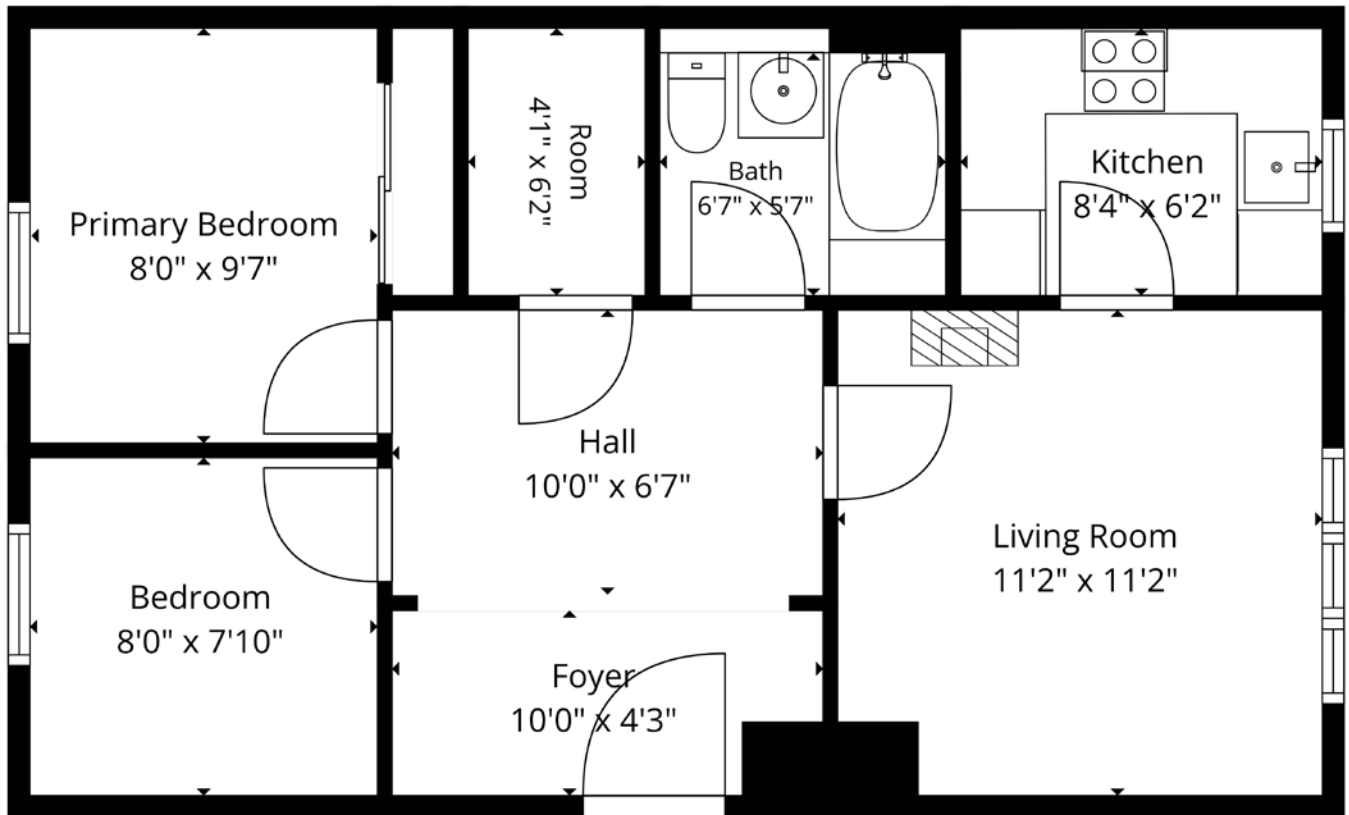
Externally, the property benefits from access to a well-maintained communal garden, offering a pleasant shared outdoor environment and a welcome touch of greenery.

EXTERNALS



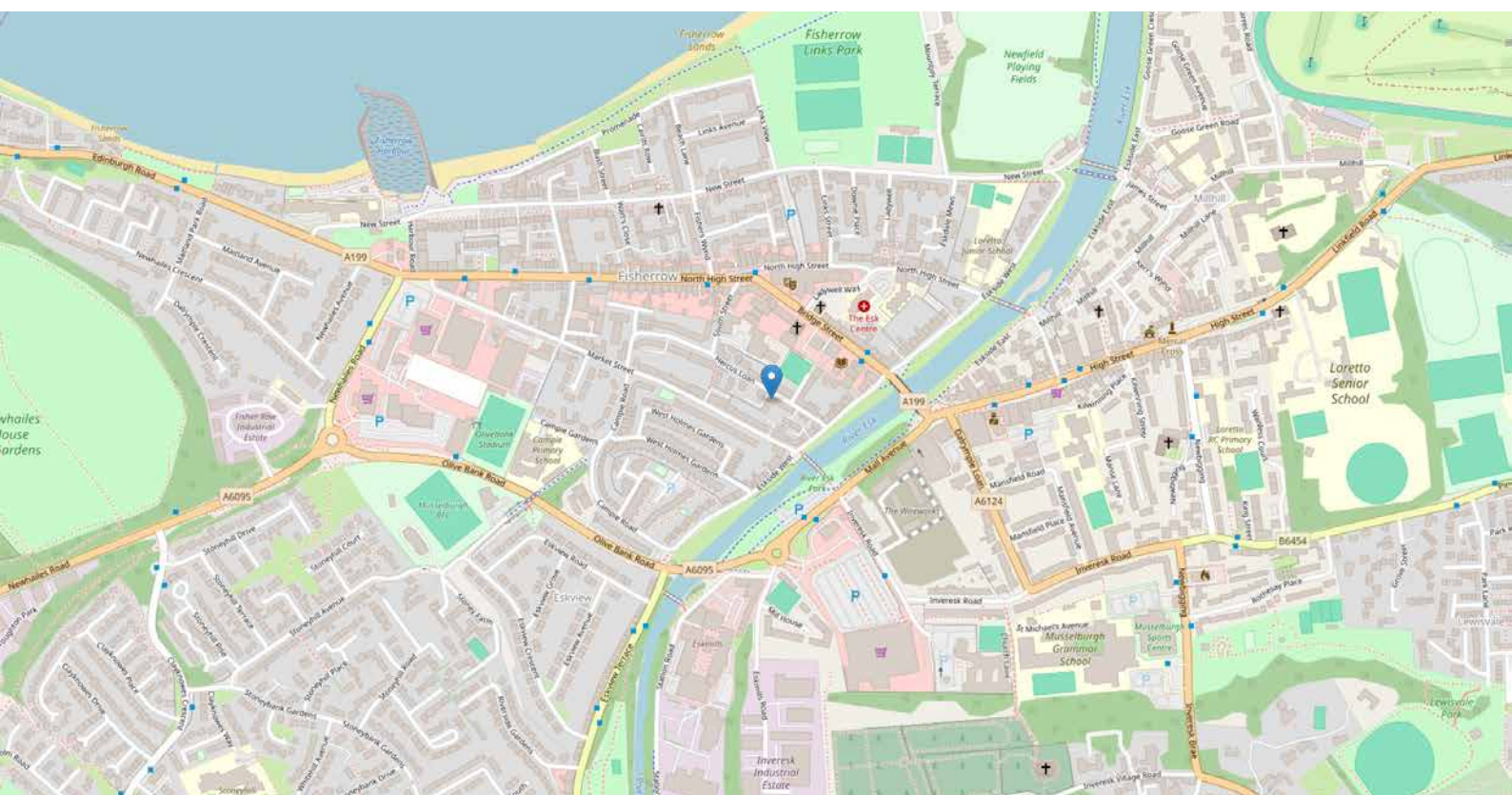
With its exceptionally bright living space, generous double bedrooms, characterful fireplace and fresh, beautifully maintained interiors, this is a home that strikes an appealing balance between elegance and practicality. A superb opportunity for those seeking a stylish and comfortable apartment in a well-connected East Lothian location.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: D



THE LOCATION

Musselburgh is an increasingly sought-after coastal town in East Lothian, ideally positioned to enjoy the best of both town and country living. Steeped in history and surrounded by an attractive mix of coastline, open countryside and established residential areas, the town offers an appealing lifestyle for a wide range of buyers. The property is well placed for access to Musselburgh's excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and local services. The nearby High Street provides a traditional town-centre atmosphere, while the surrounding area offers a variety of leisure and recreational opportunities.





For those who enjoy the outdoors, Musselburgh benefits from its proximity to the coastline, beaches and scenic walks, with the River Esk and surrounding green spaces providing further opportunities to enjoy the area's natural setting. Musselburgh Racecourse and the historic links at Musselburgh Golf Club are also close at hand.

The town is particularly attractive to commuters, with excellent transport connections into Edinburgh and beyond. Regular bus services provide convenient access to the capital, while Musselburgh railway station offers further connectivity. The A1 is also readily accessible by car, linking efficiently with Edinburgh, East Lothian and the wider road network.

Combining excellent amenities, attractive outdoor spaces and convenient access to Edinburgh, Musselburgh has established itself as one of East Lothian's most desirable residential locations.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZARA GROSPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.