



A BRIGHT AND SPACIOUS TWO-BEDROOM
MAIN DOOR FLAT WITH PRIVATE GARDENS



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McEwan Fraser Legal are delighted to bring to market this attractive two-bedroom, main door lower flat in Musselburgh. Presented in excellent condition throughout, the property makes an ideal purchase for first-time buyers, small families, or downsizers seeking a well-proportioned home with private outdoor space.

The accommodation is accessed via a welcoming hallway, with the spacious living room located immediately to the right. This impressive, south-facing room is flooded with natural light and comfortably accommodates a full living room suite as well as a dining table, making it a versatile and sociable space.

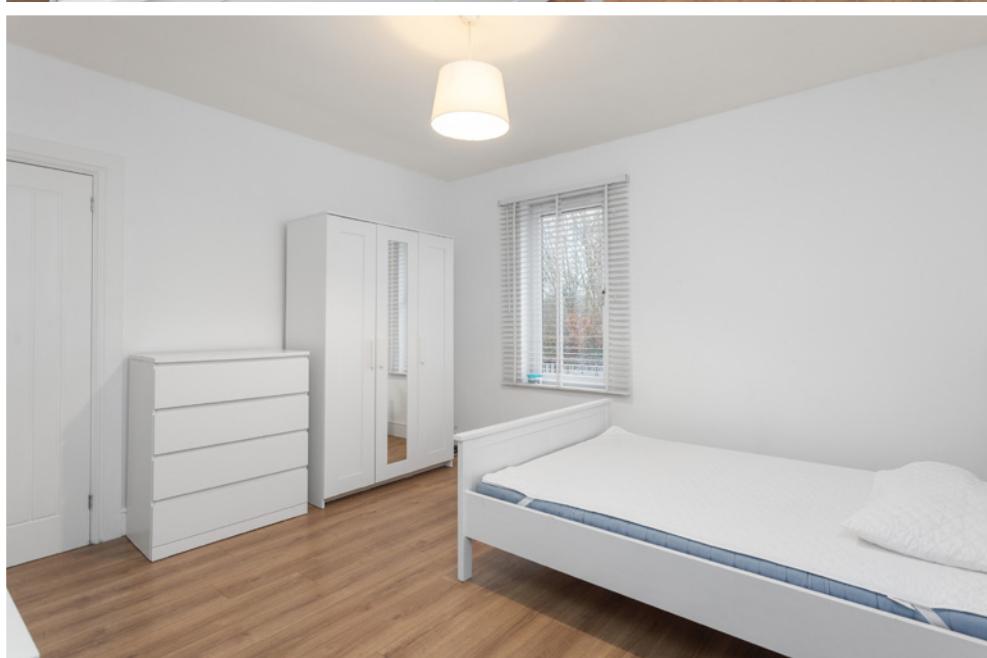
The Property

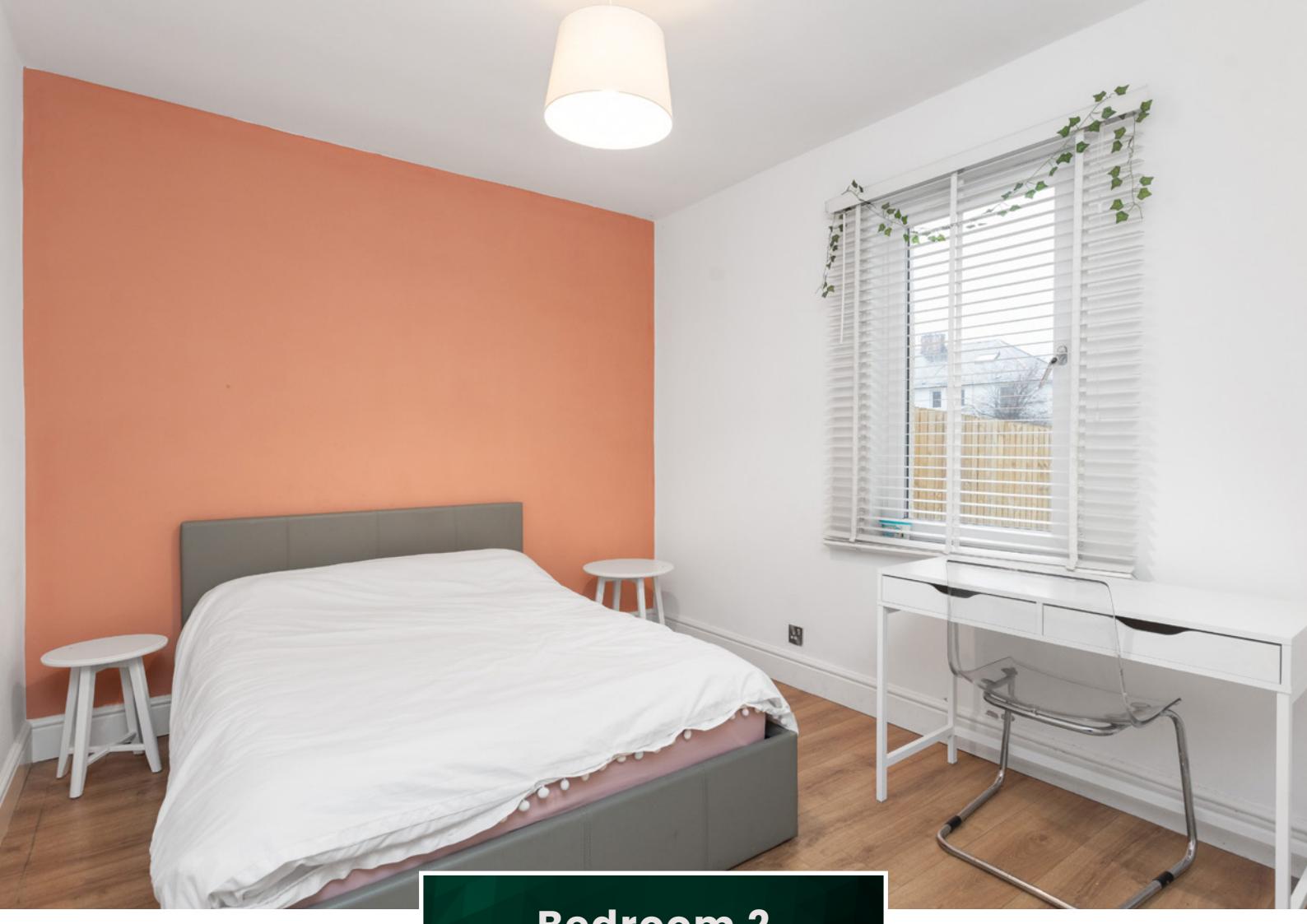


Off the living area lies the modern, fitted kitchen, which is well equipped with an electric hob, oven, microwave, fridge/freezer, washing machine, and ample storage. A rear door from the kitchen provides direct access to the private garden, ideal for outdoor dining, entertaining, or relaxing.



Moving back through the property, there are two generous double bedrooms, one of which benefits from an integrated wardrobe, while both rooms offer plenty of space for additional freestanding furniture. Completing the internal accommodation is a contemporary three-piece bathroom suite, finished to a high standard and featuring a walk-in shower.

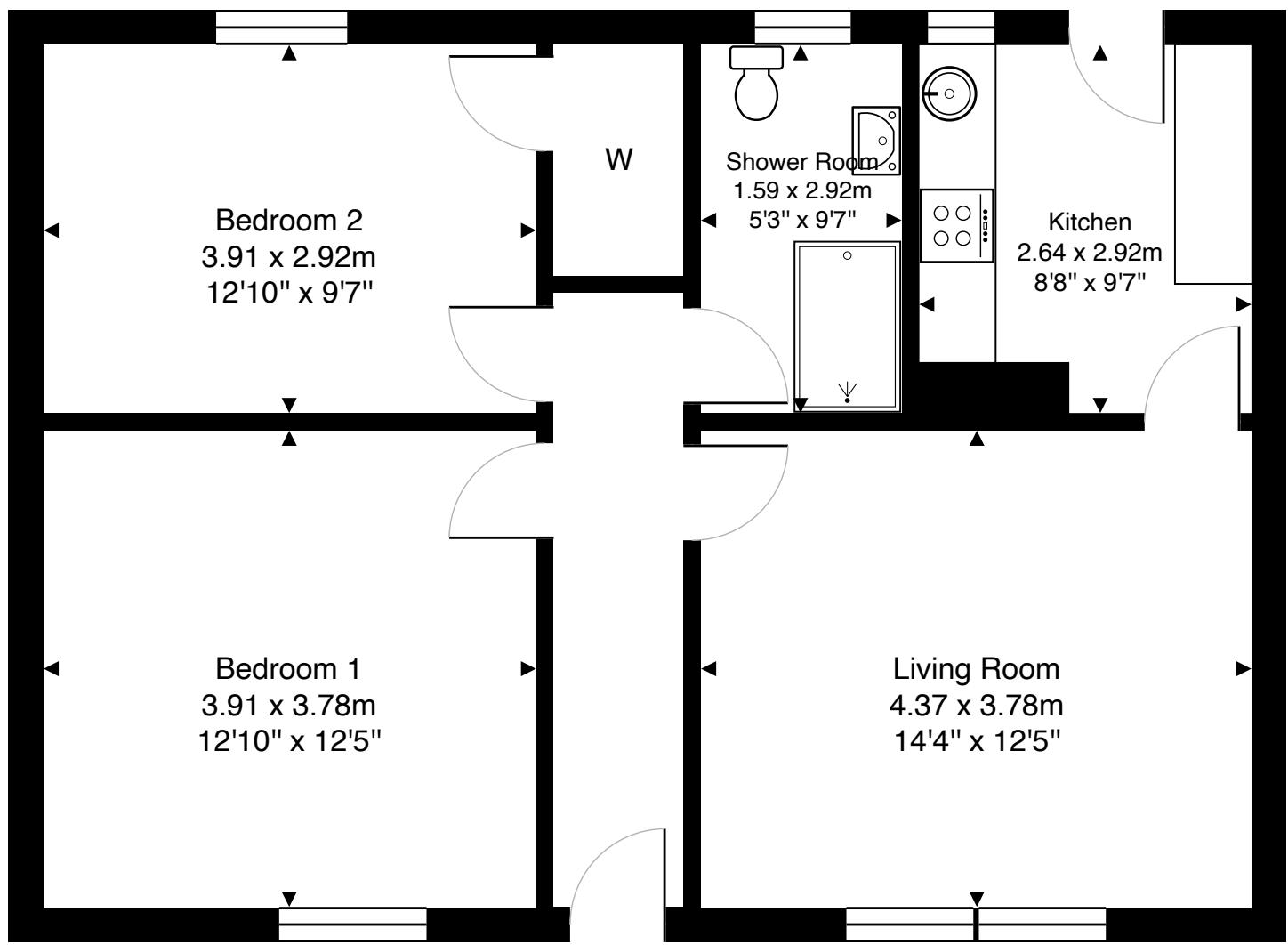




Bedroom 2







Gross internal floor area (m²): 65m²

EPC Rating: C



Externally, the property enjoys a large private rear garden along with a smaller front garden area. On-street parking is readily available and free to use, adding to the overall convenience of the location.

Early viewing is recommended to appreciate the space, condition, and lifestyle on offer.





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 Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.

The Location

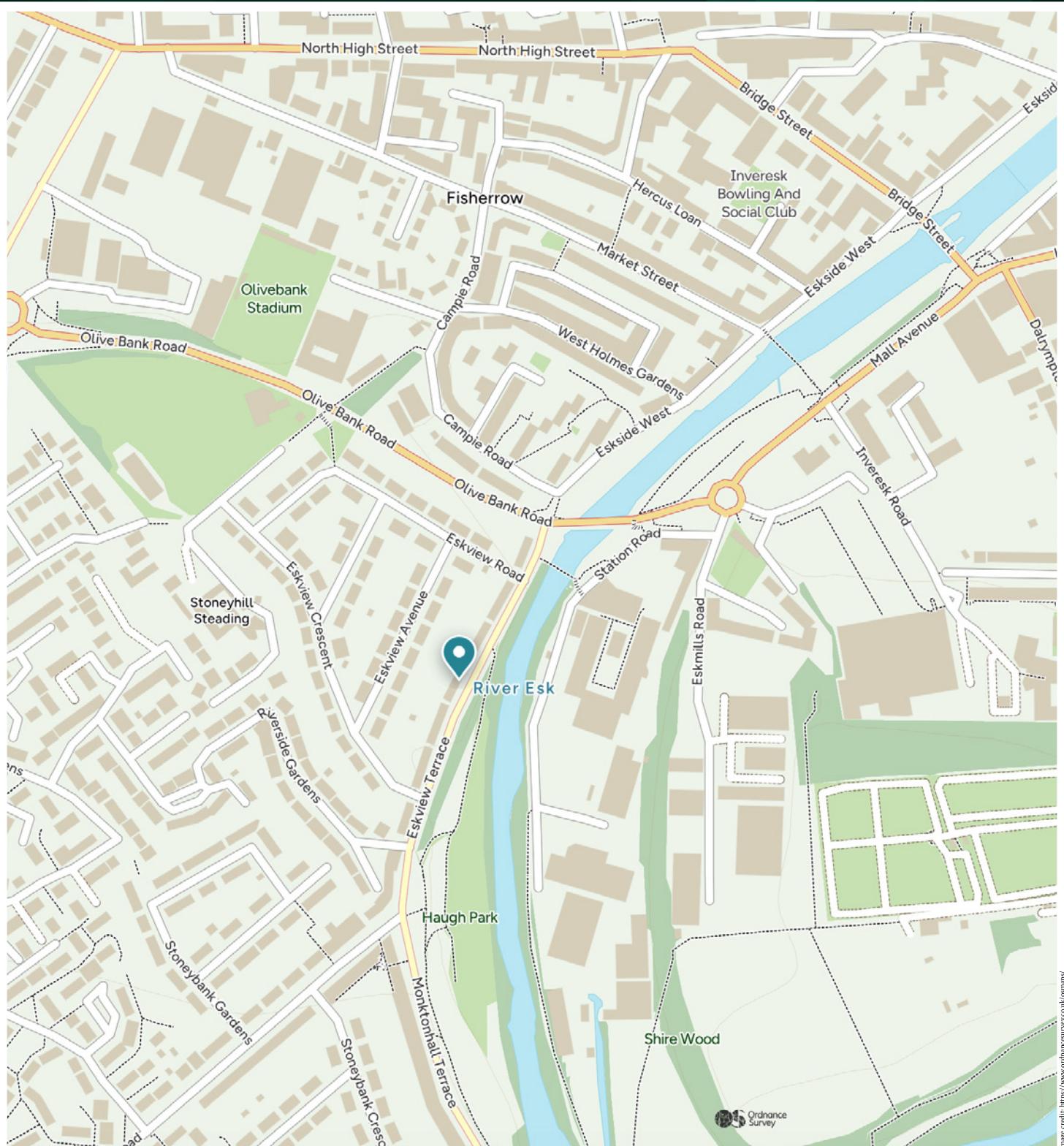


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