




McEwan Fraser Legal
Solicitors & Estate Agents
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91J Inveresk Road
MUSSELBURGH, EAST LOTHIAN, EH21 7BE

LOCATION IMAGES:

Lewisvale Park

Musselburgh Harbour

Musselburgh Racecourse

River Esk



MUSSELBURGH

East Lothian

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



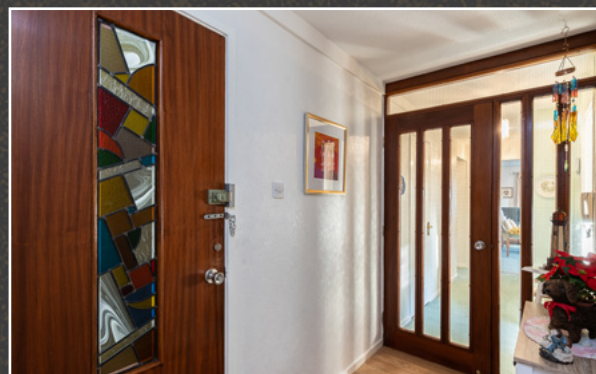
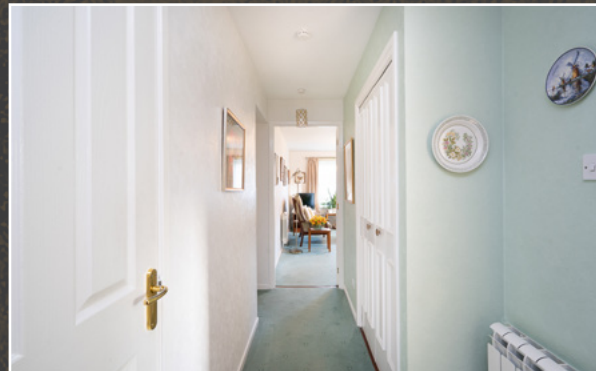
91J

Inveresk Road

McEwan Fraser is delighted to present this generous ground floor flat to the market. The property boasts a corner position and excellent internal proportions that include three double bedrooms, two bathrooms, a generous lounge, kitchen and a dedicated study which would be perfect for home working.

The property further benefits from a large garage which can happily accommodate a car or provide extensive additional storage space.

Internal accommodation is focused on the dual-aspect lounge which boasts ample space for a large suite of furniture. The floor space on offer gives plenty of flexibility for a new owner to create their ideal entertaining space. To one side, a partition wall has been used to create a dedicated home office. Should this

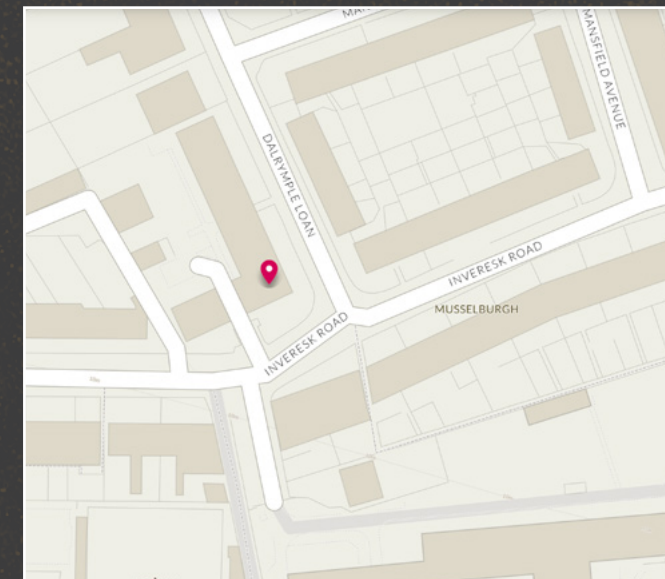
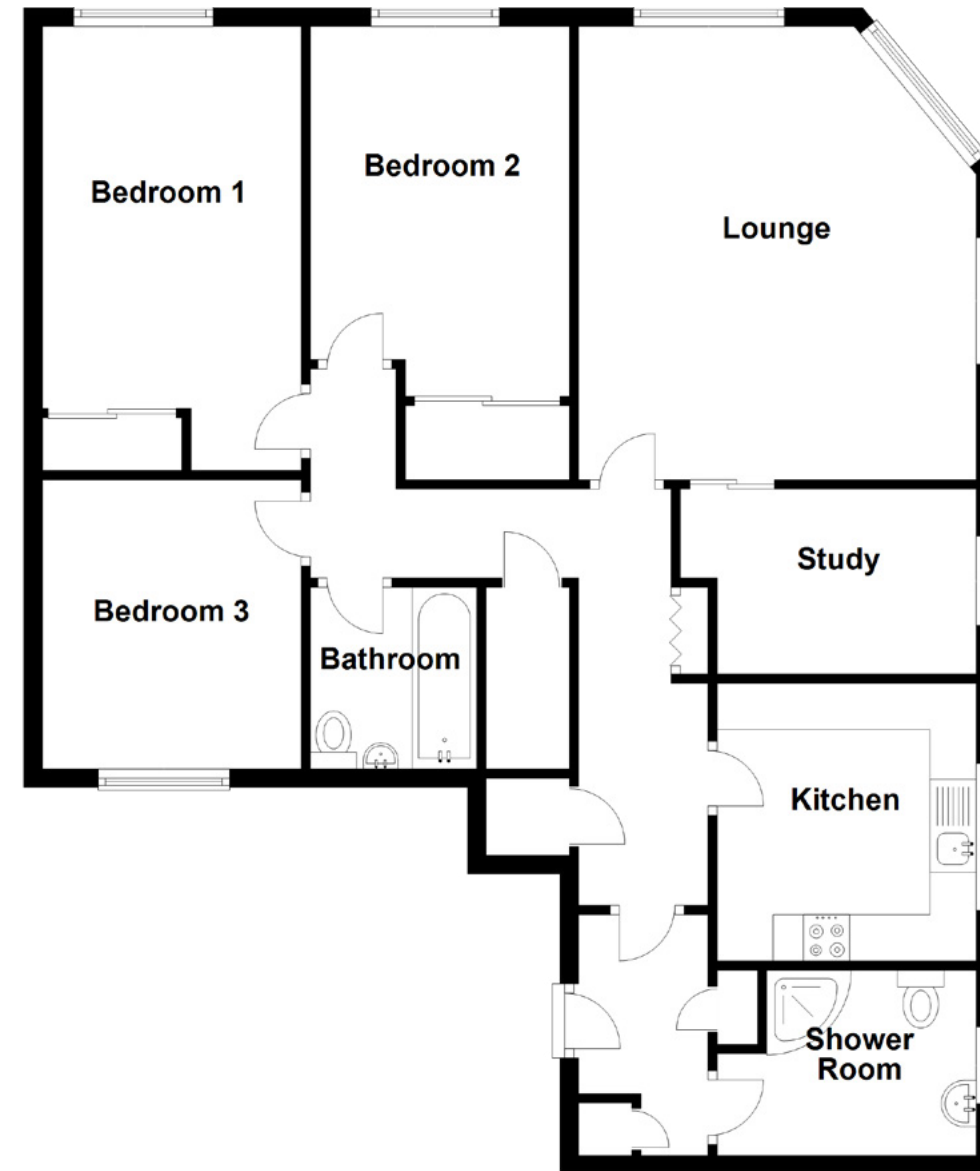


not be needed, the wall can be easily removed to further expand the lounge. The modern kitchen is adjacent to the lounge and boasts an ample range of base and wall mounted units that give plenty of prep and storage space. There is a mix of integrated and free-standing appliances. A spacious L-shaped hallway, with integrated storage, runs past the kitchen and lounge and leads to the three double bedrooms.

Bedrooms 1 and 2 are particularly spacious rooms that offer plenty of space for a full suite of free-standing bedroom furniture alongside integrated wardrobes. The main bathroom is adjacent to the three bedrooms. Boasting full contemporary tiling, the bathroom includes a three-piece white suite with shower over bath. The second bathroom is partially tiled with white suite and a large shower cubicle.

Externally, the property sits behind a well maintained communal garden.

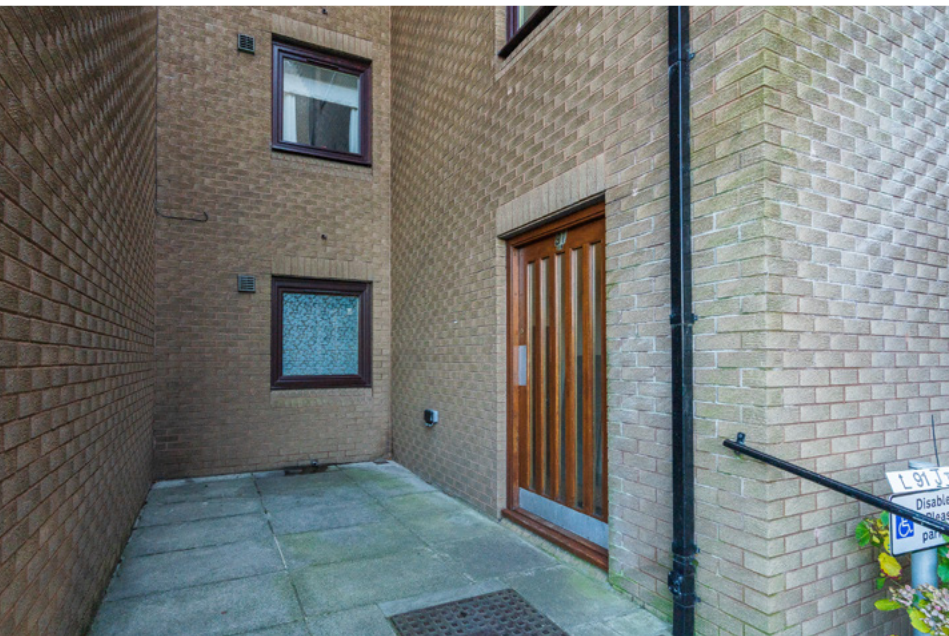
There is an annual payment of approximately £160 towards maintaining the communal gardens.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.30m (14'1")
Kitchen	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	4.80m (15'9") x 2.80m (9'2")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Study	3.20m (10'6") x 2.00m (6'7")
Shower Room	2.80m (9'2") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 100m²
EPC Rating: D



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Part
Exchange
Available

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