

# 10 Lochend Road South

MUSSELBURGH, EH21 6BD



*Unique one bedroom main door flat, well situated within Musselburgh*



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An excellent opportunity has arisen to acquire this unique one-bedroom main door flat, well situated within Musselburgh, close to Fisherrow Harbour. The property is offered to the market chain free and is next to the bus stop for Queen Margaret University, making this an excellent purchase for any staff or students and an ideal rental investment.

# THE LOUNGE/KITCHEN



Internally this accommodation is in good decorative order, briefly comprising; entrance vestibule, internal hallway with a shelved linen cupboard, a modern, open plan lounge/kitchen/diner (sold with appliances), a spacious double bedroom with plenty of space for freestanding units and a crisp bathroom with shower over bath.





# THE BEDROOM





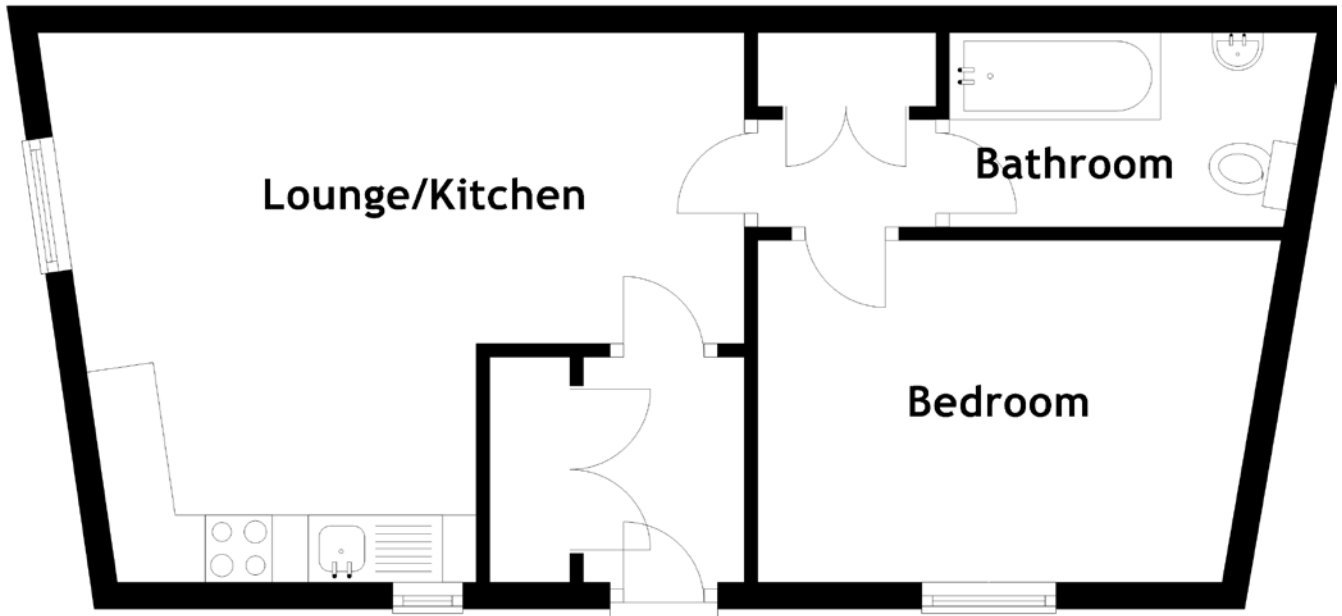
# THE BATHROOM



This property also benefits from full double glazing, modern electric heating and more than adequate on-street parking to accommodate for residents and visitors.

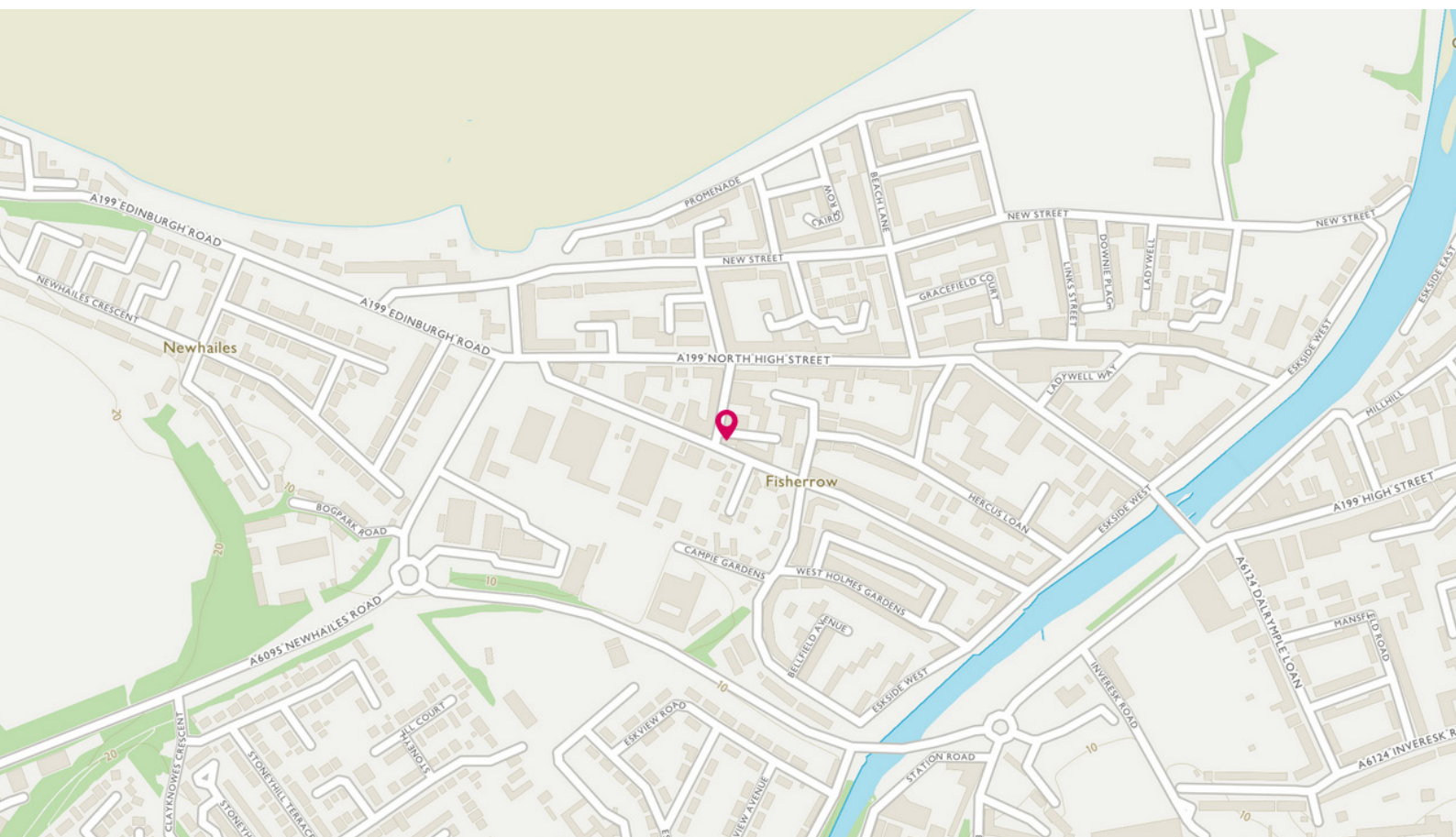
Viewing is highly recommended.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.28m (17'4") x 4.10m (13'5")	Gross internal floor area (m <sup>2</sup> ): 39m <sup>2</sup>
Bedroom	3.89m (12'9") x 2.30m (7'6")	EPC Rating: E
Bathroom	2.75m (9') x 1.45m (4'9")	





# 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 Fort Kinnaird retail 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.

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