

35D Hercus Loan

MUSSELBURGH, EDINBURGH, EH21 6AU



CHARMING COASTAL TWO-BEDROOM
HOME IN MUSSELBURGH



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McEwan Fraser Legal are delighted to present this two-bedroom home, located in the highly sought-after Seaside area of Musselburgh. 35D Hercus Loan offers a comfortable and welcoming living space with a touch of style. The property features a well-designed layout with thoughtful touches throughout.

Upon entry, you are greeted by a welcoming hallway with lovely sage green paint. A storage cupboard in the hallway offers practical space for keeping your home organised. The living room is a well-sized space, featuring a convenient storage cupboard for added organisation. Natural light pours in through a large, bright window, creating a warm and welcoming atmosphere, while the tall ceilings further enhance the sense of openness.

The Property





The kitchen boasts a homely atmosphere with beautiful blue tiling, naturally bright spaces, and ample storage. The kitchen is equipped with an integrated gas cooker and hob.





The bathroom features elegant wood panelling on the walls, providing a stylish yet neutral grey finish that delivers both warmth and a clean aesthetic. Silver taps and radiators add a touch of modern sophistication to the space.





A carpeted staircase leads you upstairs to the bedrooms, with white wooden bannisters enhancing the airy and light-filled atmosphere throughout. The first bedroom, painted in a calming dark blue, offers a peaceful environment. Large windows invite natural light, making it a comfortable sleeping area.





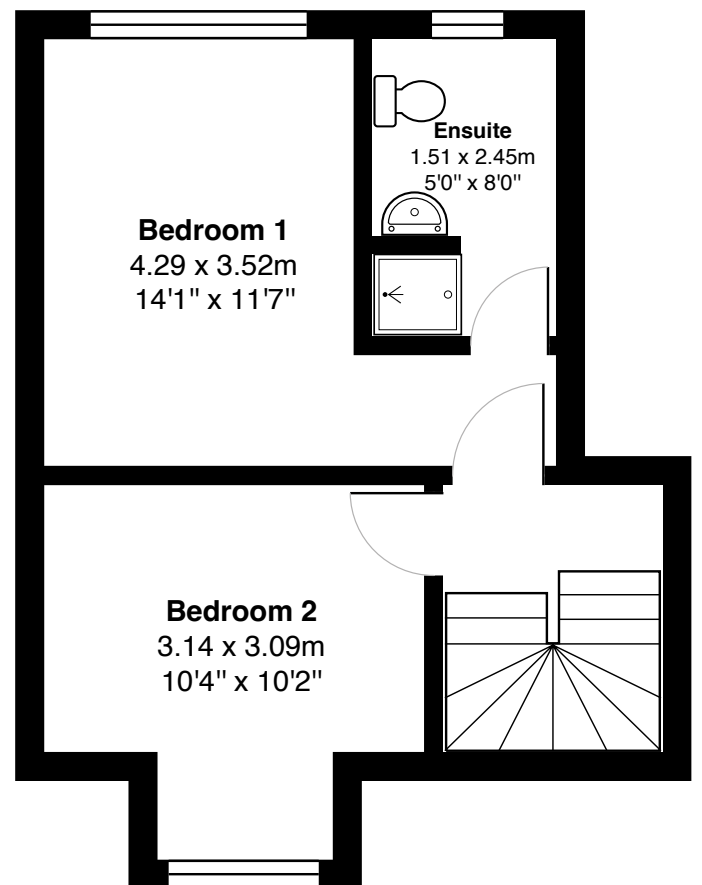
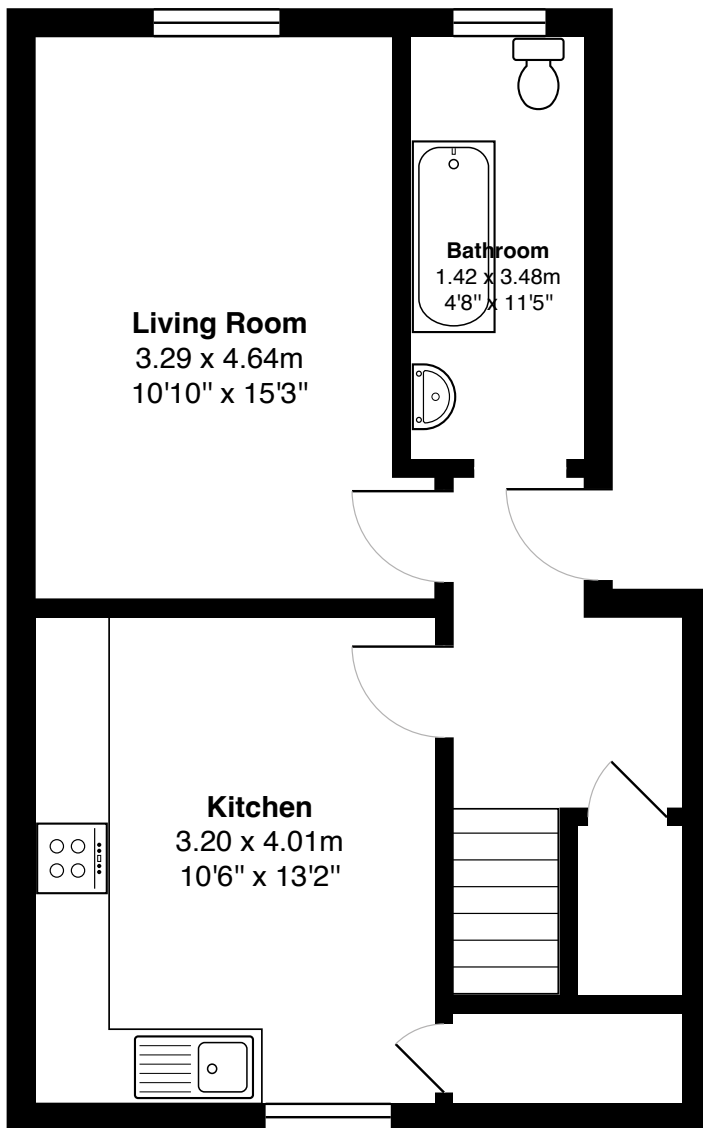
The adjoining en suite bathroom is complete with a sleek built-in shower that adds both style and functionality to the space.





Currently used as a storage room, this second bedroom features wood flooring and a large window. It has space to accommodate a double bed, offering flexibility for various uses depending on your needs.





Gross internal floor area (m²): 67m²

EPC Rating: D

Floor Plan

The property benefits from access to communal outdoor space. Situated in the scenic Seaside district of Musselburgh, this property enjoys a prime location, offering a blend of coastal charm and easy access to local amenities. Musselburgh itself provides a host of shops, schools, and leisure facilities, along with excellent transport links to Edinburgh and beyond.





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.



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