

42A Lochend Road North

MUSSELBURGH, EAST LOTHIAN, EH21 6BG



*SUPERB ONE-BEDROOM
TENEMENT FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom tenement flat located just off North High Street in Musselburgh. Internally, the property is in excellent condition, and it would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property has double glazing.

The accommodation is focused and a generous open-plan kitchen and living room that has plenty of space for a large suite and plenty of supporting furniture. The proportions on offer will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen has a range of units with plenty of counter space and a mix of integrated and free-standing appliances. There is also integrated storage.





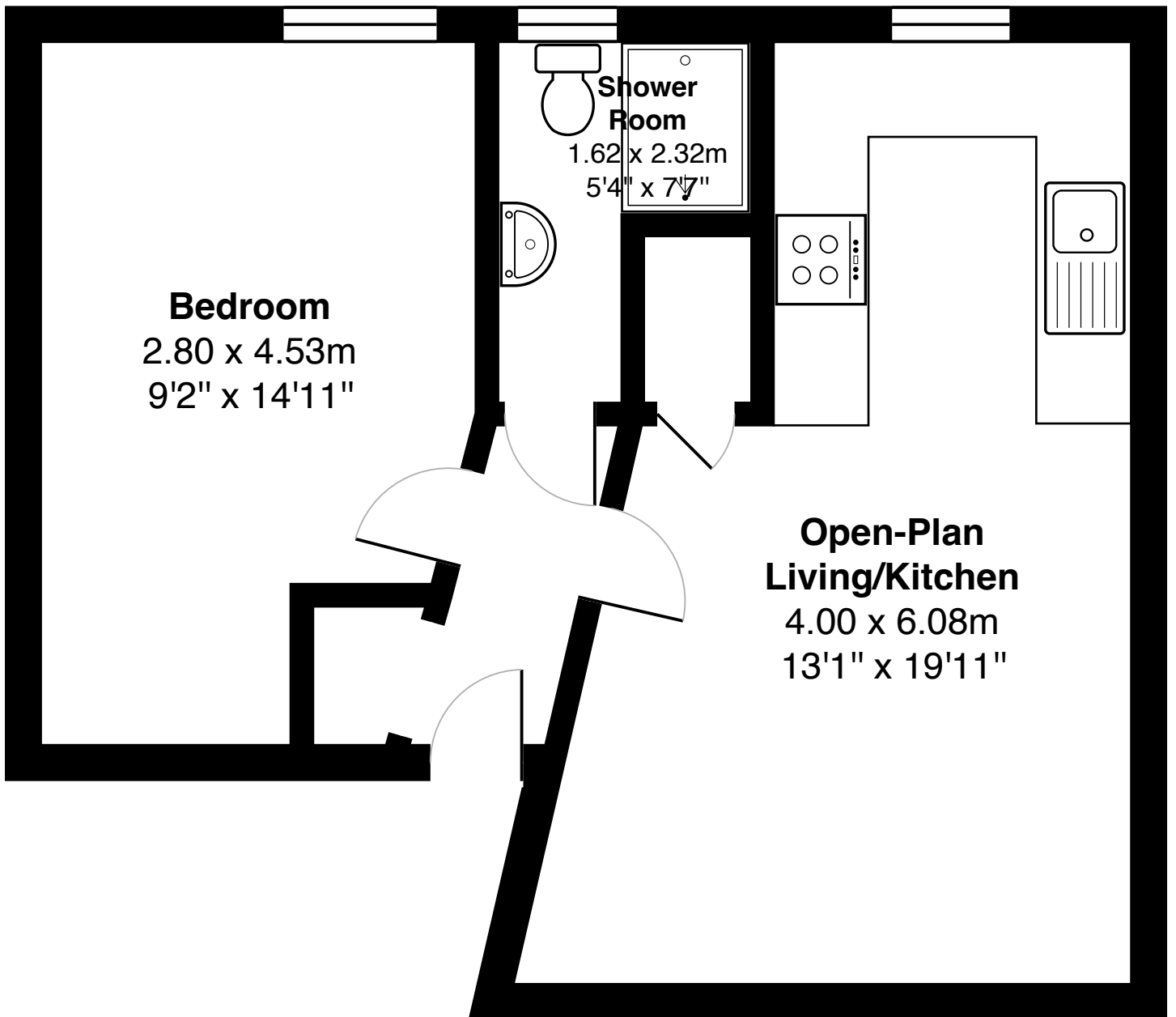
The well-proportioned double bedroom is neutrally decorated, and carpeted, and has plenty of space for a large free-standing wardrobe and additional bedroom furniture.





The accommodation is completed by the shower room which has natural light, partial tiling, and a white suite.





Gross internal floor area (m²): 38m²

EPC Rating: D



To the rear, the property also enjoys access to a communal drying green. This is an excellent property in a superb location, and early viewing is highly recommended.





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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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