



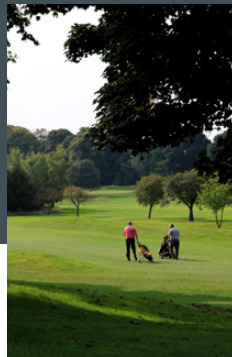
Musselburgh

EAST LoTHIAN, EH21 7DS

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 major road networks 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 directly to Waverley Station in the heart of the City Centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Pinkie St Peters Primary School being located on Pinkie Road and Loretto Senior School on Linkfield Road as well as Musselburgh Grammar High School.



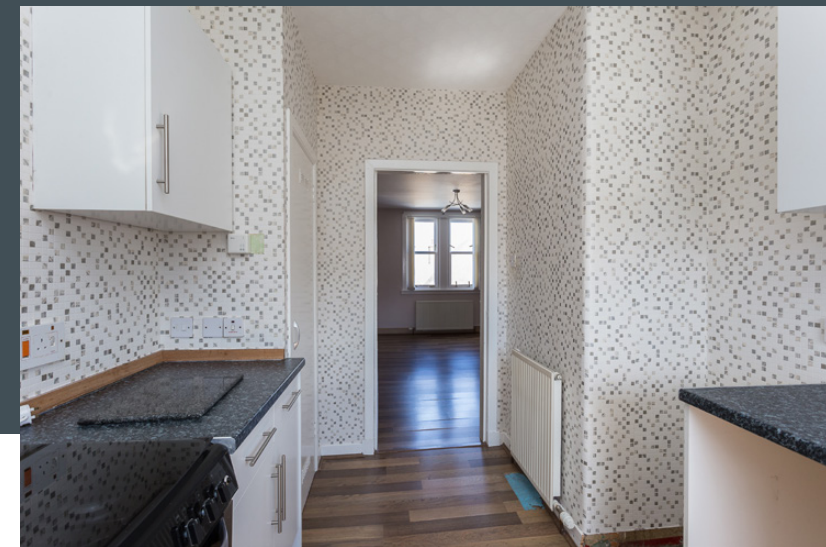
4f Mansfield Road

MUSSELBURGH, EAST LoTHIAN, EH21 7DS

This spacious two bedroom flat is ideally located in a quiet sought after location, close to Musselburgh town centre.

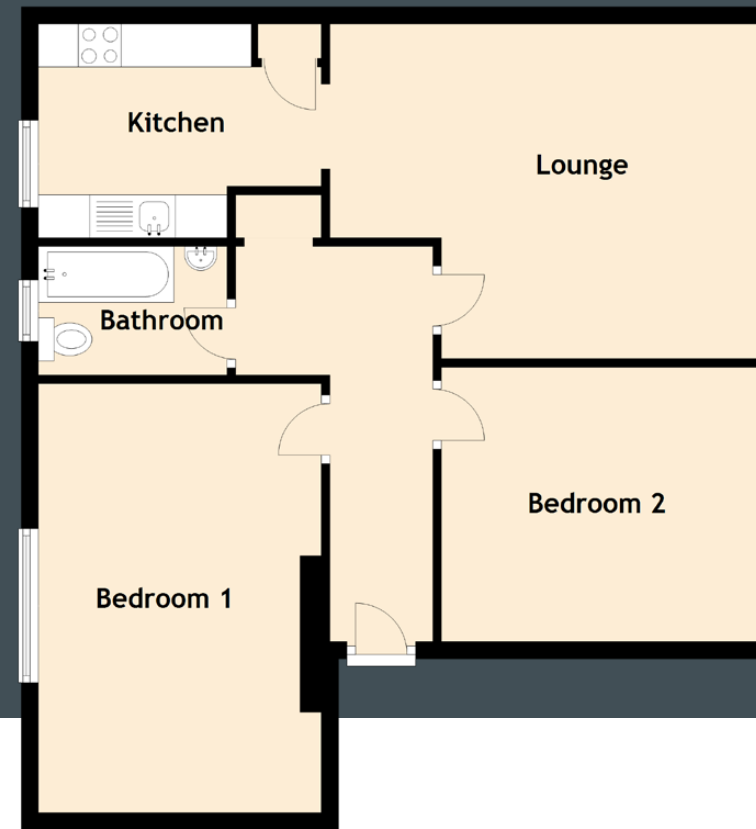
Suitable for a first time purchase or buy to let investment, this top floor flat comprises entrance hall with storage, two double bedrooms, three-piece bathroom, fitted kitchen and bright lounge/dining room. The property benefits from gas central heating, double glazing and laminate flooring throughout.

There is a rear garden and ample on-street parking.





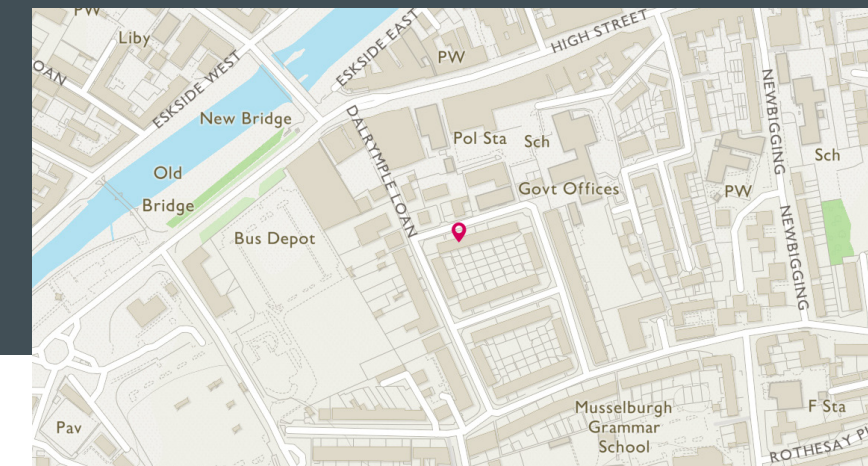
Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Kitchen	3.30m (10'10") x 2.49m (8'2")
Bedroom 1	5.00m (16'5") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 67m² | EPC Rating: D





McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description
IAN WATT
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer