

91A Inveresk Road

MUSSELBURGH, EAST LOTHIAN, EH21 7BE



A bright and stylish two-bedroom ground-floor flat with modern upgrades, generous natural light, and convenient parking in a well-connected Musselburgh location



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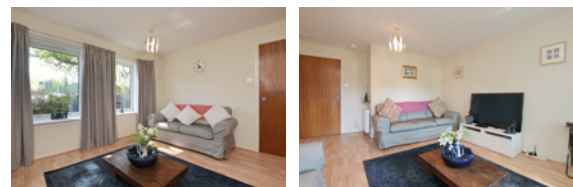


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91A Inveresk Road is a well-presented two-bedroom ground-floor flat offering bright and comfortable accommodation throughout.

THE LIVING ROOM



A small hall area connects the rooms. The living room is a particularly bright and inviting space, with two large windows allowing for an abundance of natural light. It is finished in a clean, contemporary style with laminate flooring, making it ideal for both relaxing and entertaining.

THE KITCHEN



The newly renovated kitchen has been stylishly finished with navy blue wooden cabinets, white worktops, white tiled splashbacks, and light grey laminate flooring. A window provides additional natural light, enhancing the modern feel of the space. The shower room has also been recently upgraded, offering a fresh and contemporary finish.





The primary bedroom features a large window allowing for plenty of natural light, along with a built-in mirrored sliding wardrobe and an additional smaller built-in wardrobe with traditional wooden doors. A radiator is positioned beneath the window, and the room is finished with carpeted flooring. The second bedroom is also well-proportioned, benefiting from a large window and a traditional wooden built-in wardrobe, and is completed with light grey laminate flooring.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

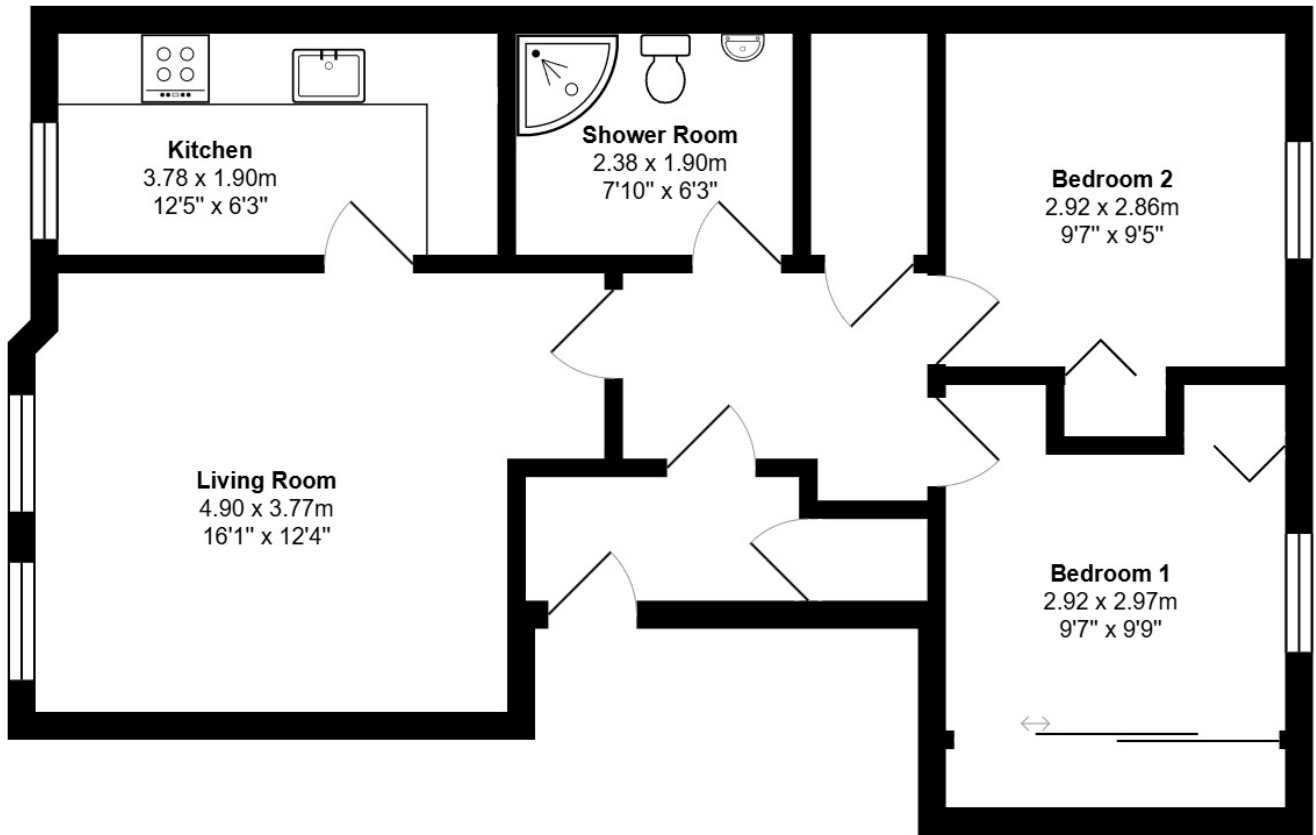


Externally, the property benefits from a small shared garden area to the rear, surrounded by plants and trees, creating a pleasant outdoor setting. To the front, there is allocated parking available for residents.

EXTERNALS

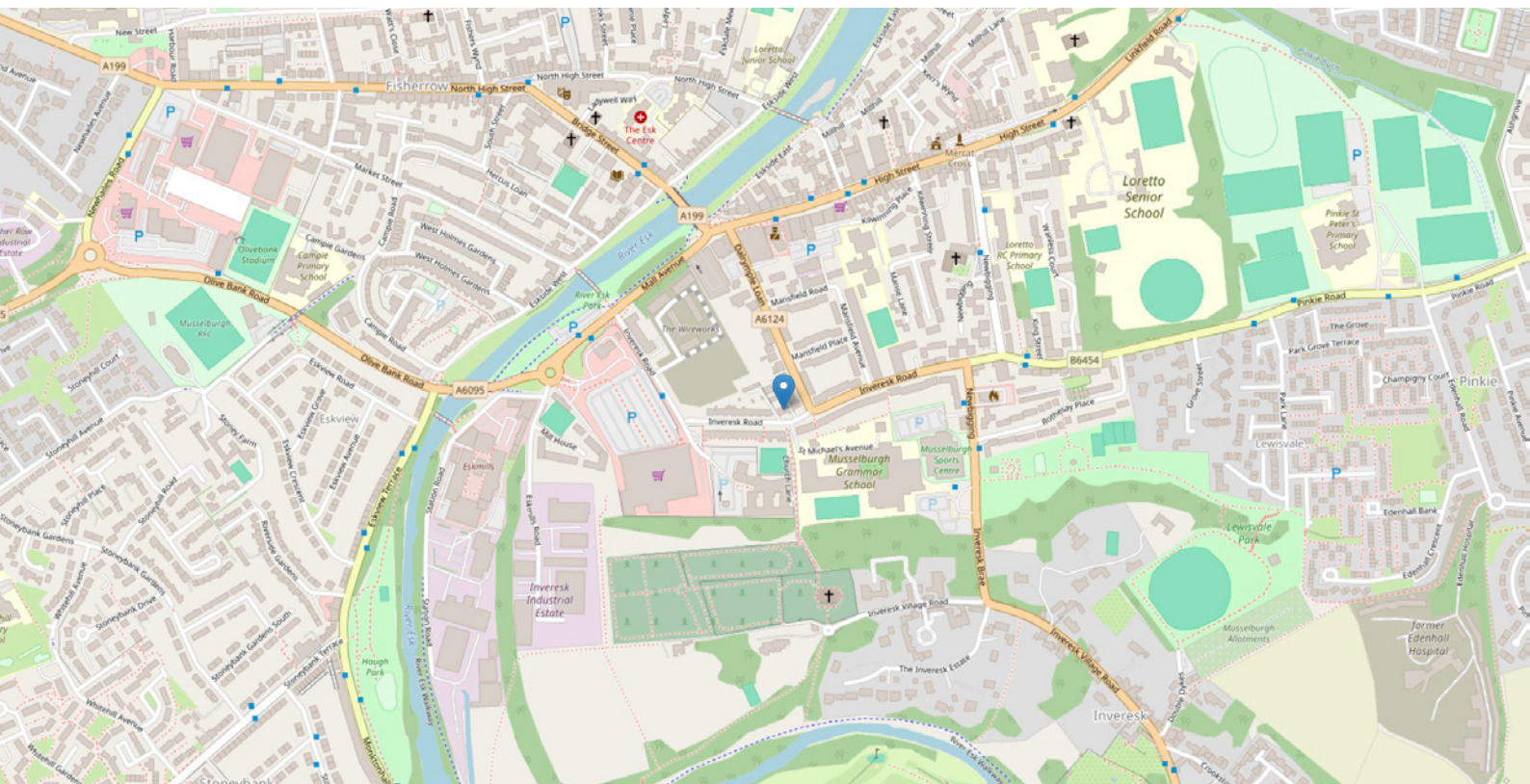


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: F



THE LOCATION

Musselburgh is a vibrant and well-connected coastal town in East Lothian, offering an excellent balance of seaside charm and everyday convenience. The town provides a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and well-regarded schools, making it a popular choice for a variety of buyers. Its attractive waterfront and nearby green spaces, including the River Esk and surrounding countryside, offer plenty of opportunities for outdoor leisure and relaxation.





Musselburgh also benefits from excellent transport links, with a train station providing regular services into Edinburgh in a matter of minutes, as well as easy access to the A1 for commuting further afield. With its blend of coastal living, strong community feel, and close proximity to the capital, Musselburgh continues to be a highly desirable place to live.



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