

20 Eskside West

MUSSELBURGH, EH21 6PL



A superb garden flat on the banks of the River Esk in the heart of Musselburgh



0131 524 9797



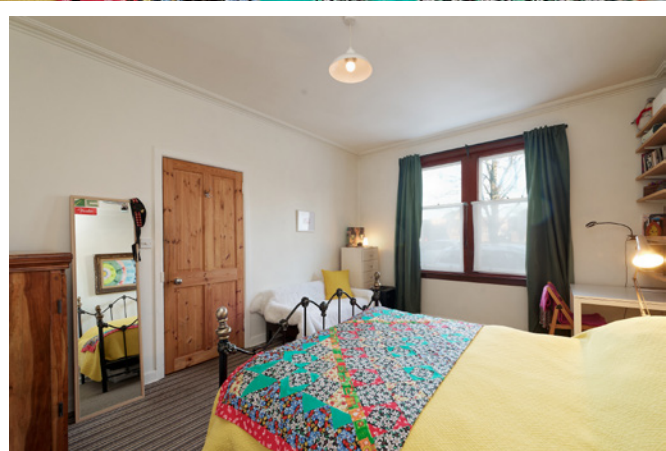
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this superb two-bedroom main-door garden flat to the market. The property enjoys a stunning position on the banks of the River Esk in the heart of Musselburgh. Internally, there is a huge amount of flexibility with two public rooms, two generous doubles, an attic room capable of further development, a secure private garden, and a double garage which has been converted into a studio.

BEDROOM 1



Internally, the property has a linear layout starting at the front with a spacious master bedroom that has plenty of space for a full suite of freestanding bedroom furniture. As you move along the hall, you find the second bedroom, which is a further well-proportioned double.

BEDROOM 2



THE LOUNGE/DINER



As you move further along the hall, you enter the first public room, which is arranged as a lounge and dining room. The room is neutrally decorated and has attractive exposed floorboards. A wood-burning stove creates a natural focal point and makes this a particularly charming room on a winter evening. The kitchen is immediately adjacent and includes a good range of base and wall-mounted units arranged around freestanding appliances.



THE KITCHEN





Moving along the hallway from the kitchen, you pass the bathroom, which includes a three-piece suite and a separate shower, and a utility room, which houses the laundry facilities.

THE BATHROOM



THE UTILITY



At the rear, there is a further spacious reception room which overlooks the rear garden and is bathed in natural light. Generous proportions give plenty of flexibility for a new owner to create their ideal living and entertaining space. A small internal hallway accessed from this room leads to an attic room, which has the potential to be a superb home office space.

RECEPTION ROOM 2

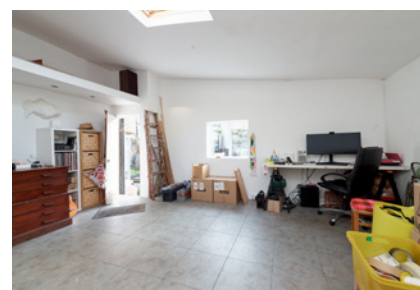


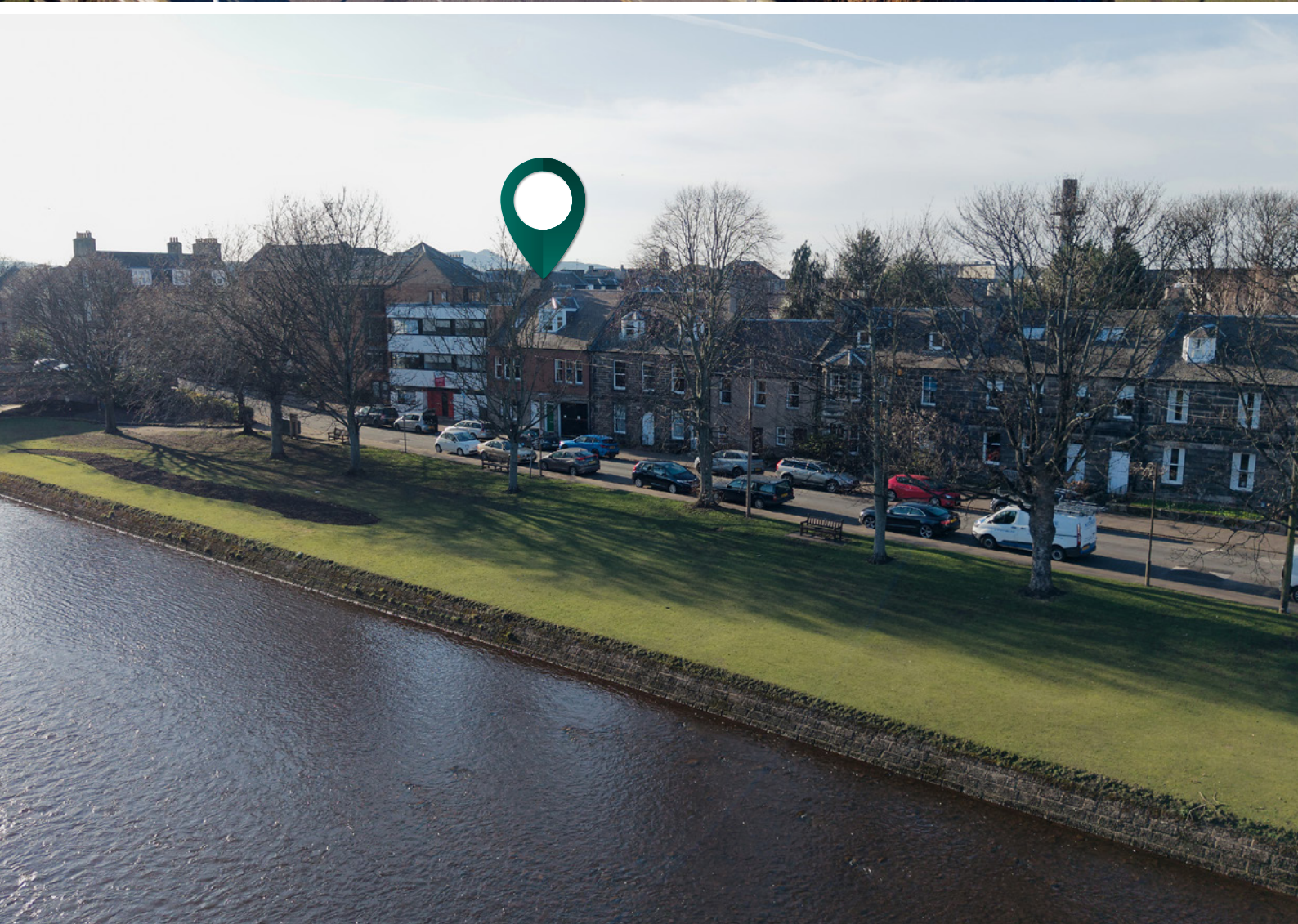
THE ATTIC ROOM



The rear garden is tranquil and fully enclosed. With both patio and lawn, there is plenty of space for relaxation or entertaining. The garden also gives access to a double garage, which is situated to the rear of the property. The garage has been developed as a studio space, but the garage doors remain, and it could be returned to its original configuration.

EXTERNALS & STUDIO



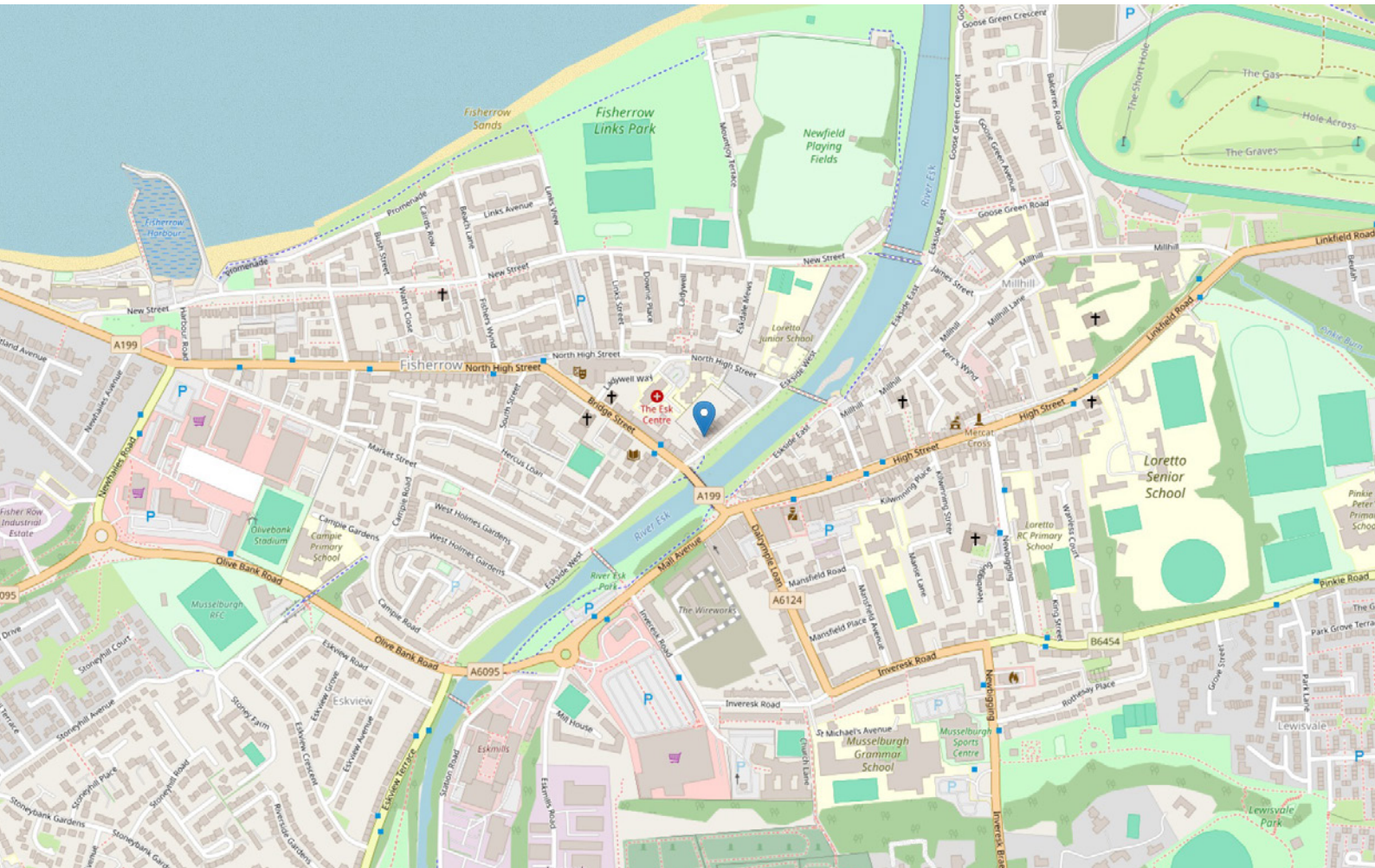


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: D



THE LOCATION

Situated on the desirable Eskside West, this flat enjoys a prime location in the historic coastal town of Musselburgh, offering a perfect balance of convenience, leisure, and community. The area is ideal for a wide range of buyers, from young professionals seeking easy access to Edinburgh to older buyers looking to downsize without compromising on amenities. Local amenities are just a short stroll away, including a variety of independent shops, cafes, and essential services. For those who enjoy shopping, the nearby Morrisons and larger retail outlets in Musselburgh provide a comprehensive selection of goods, while further options in Edinburgh are easily accessible.





Transport links are excellent. Musselburgh Train Station provides regular services to Edinburgh Waverley in under 15 minutes, making commuting straightforward. Additionally, the town is well served by bus routes, and the A1 and Edinburgh City Bypass offer quick road access to the surrounding areas.

Recreational opportunities are abundant. The scenic River Esk and Musselburgh Links provide beautiful walking and cycling routes, while the town's historic golf course is perfect for enthusiasts. Families will appreciate nearby parks and sports facilities, and the town hosts a variety of cultural events throughout the year.

With its combination of convenience, transport accessibility, and leisure options, Eskside West offers an appealing setting for those looking for a comfortable, well-connected lifestyle in Musselburgh.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.