



48A, Hercus Loan, MUSSELBURGH, EH21 6AZ

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Located in the popular coastal town of Musselburgh (which is now ranked in the Times 25 best places to buy a house in the UK) is this charming 2 bed ground floor flat. Situated behind North High Street, this property is perfectly placed for excellent local amenities including doctors, supermarkets and schooling, not to mention a short distance to Queen Margaret University and the train station. The property briefly comprises : a good size lounge which accommodates lounge and dining furniture comfortably; well equipped kitchen with window giving natural light and ample wall and base storage, space for gas cooker, under counter fridge, washing machine and dryer. There are 2 rear facing double bedrooms (bedroom 1 with built in mirrored wardrobes) and a shower room. The property further benefits from enviable storage, double glazing, gas central heating and residents parking to the rear of the building.

- Charming ground floor flat with residents parking
- Spacious lounge/dining room, kitchen
- 2 bedrooms, shower room, generous storage
- Double glazing and gas central heating
- Close proximity to a whole host of amenities
- Queen Margaret University & train station close by



Location

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

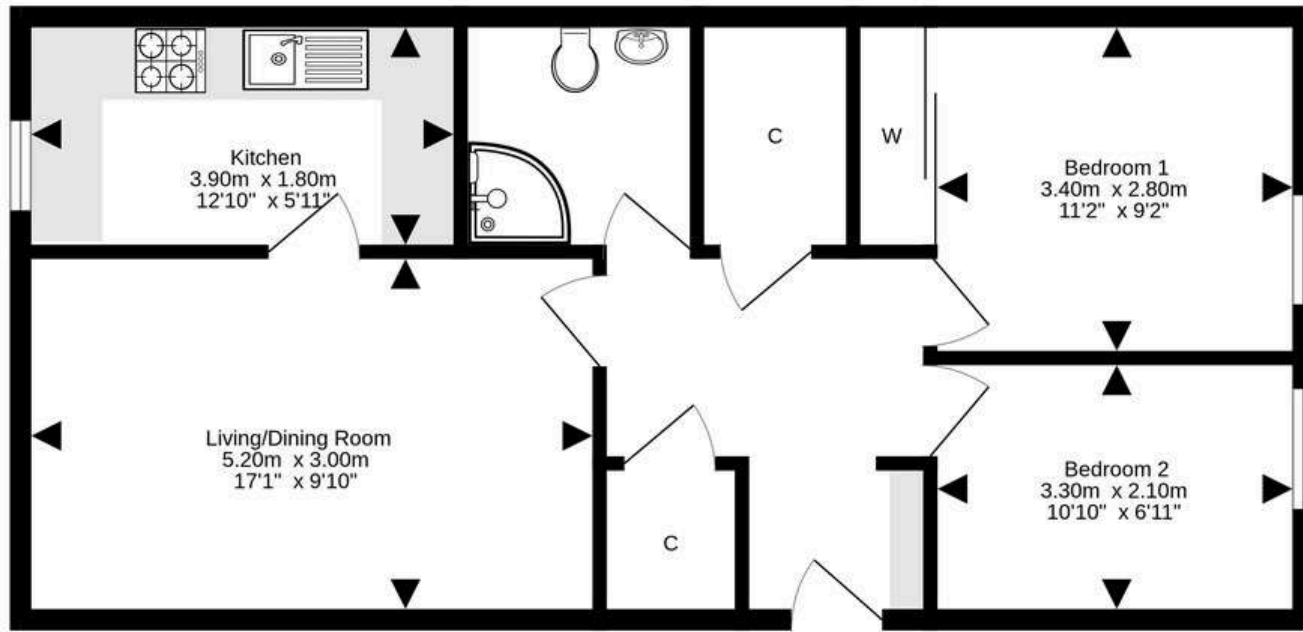
Extras

Included in the sale are window coverings, light fittings, cooker, washing machine and under counter fridge,

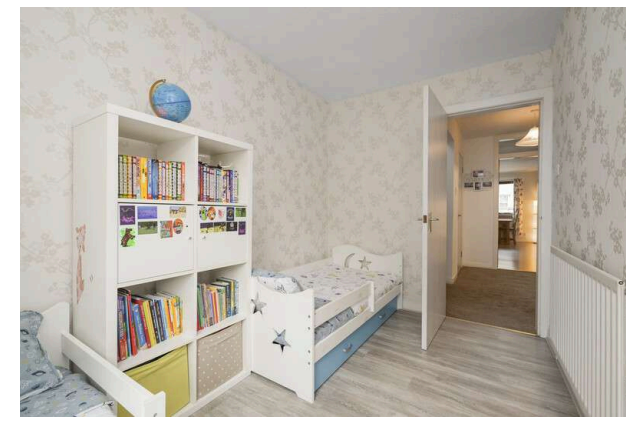
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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