



# 130B, INVERESK ROAD

MUSSELBURGH, EH21 7AY



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## Three-bedroom double upper flat

This three-bedroom double upper flat enjoys a desirable position in the heart of Musselburgh, within walking distance of excellent amenities, transport links, and the beach. Ideal for families and commuting professionals, it is well-presented throughout and includes a modern dining kitchen and shower room, and a private garden.

Reached from the rear of the building via a flight of steps, the home's private front door opens into a welcoming entrance hall on the first floor, before flowing naturally into the living room. Here, a bay window brings lots of sun into the room, whilst light décor enhances the airy ambience. This charming reception area also features original coving, a ceiling rose and a beautiful focal-point fireplace and a shelved recess. On the opposite side of the hall, the bright, south facing dining kitchen provides room for a table for family meals. It has a popular style, with white cabinets and wooden worktops housing a Belfast sink and an integrated electric oven and gas hob. It also includes built-in storage and a freestanding fridge/freezer, a dishwasher, and a washing machine. The principal bedroom is beside the living area. It is a well-proportioned double decorated in light hues and laid with a soft carpet. This floor is completed by a modern three-piece shower room with bespoke shower enclosure. A staircase from the hall leads up to a naturally-lit landing on the second floor and two remaining bedrooms, which include a bright double (bedroom two) and a versatile single arranged as an office (bedroom 3). Gas central heating and double-glazed windows ensure year-round comfort.

Outside, the property has a lovely private, south facing garden with a neat lawn framed by established border planting. On-street parking is also available in the vicinity.

Extras: all fitted floor coverings, roller blinds/fitted Velux blinds, light fittings, integrated appliances, a fridge/freezer, a dishwasher, a washing machine and a garden shed to be included in the sale. Please note, the Roman blinds in the main bedroom and living room will not be included.



## Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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