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# WELCOME TO: BEACH LANE

32B Beach Lane, Musselburgh, East Lothian, EH21 6LB



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## BEACH LANE AT A GLANCE:



Coastal Musselburgh  
location



Traditional  
apartment



Light-filled  
living room



Minutes away from  
Musselburgh Beach



Fisherrow Park  
nearby



Excellent links  
into Edinburgh

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

A one-bedroom apartment in popular coastal Musselburgh. Minutes from the scenic promenade this first floor property boasts an appealing neutral décor including hardwood flooring and five-panel oak doors, along with a brand, new fitted kitchen. Just a ten-minute walk from the High Street, within easy reach of Edinburgh City Centre, and close to East Lothian's beautiful beaches and countryside this is a wonderful opportunity for a first-time buyer or investor.

- Light-filled living room with hardwood flooring, five-panel oak door, and an original feature white mantelpiece.
- A newly installed kitchen with white and grey wall and floor units, light grey worktops, white brick effect splashback tiling, and integrated appliances including a hob and oven.
- Separate WC with washbasin built into vanity.
- Shower room with washbasin and white chrome towel radiator.
- A light and airy double bedroom with neutral interior, built-in cupboard, and hardwood flooring.
- Well-kept shared rear garden with lawn and borders.
- Gas central heating.
- Secure entry system.
- On-street parking.



# LOCATION, LOCATION, LOCATION:

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world-renowned racecourse, as well as the 9-hole Musselburgh Links golf course the oldest in the world, and home of the first Open Championship, it enjoys quick access to the beautiful countryside and beaches of this part of the country including those at nearby Gullane and North Berwick.

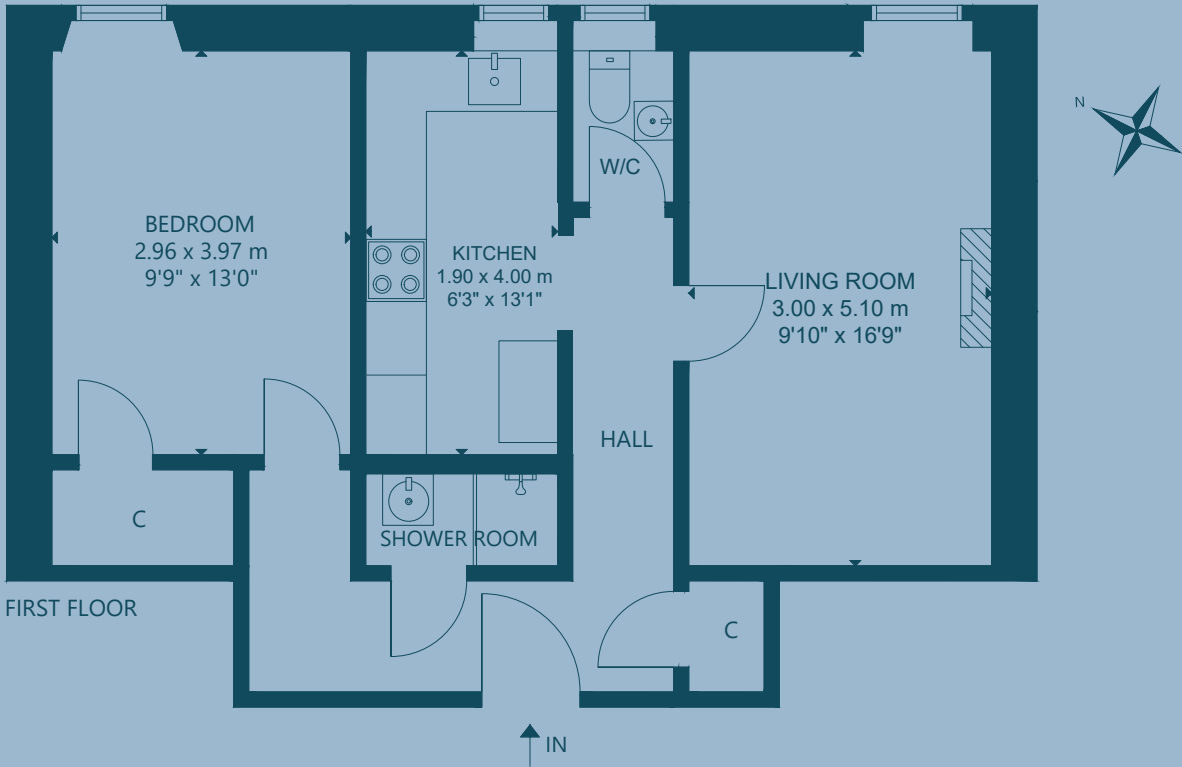
Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street

shops, cafés, and restaurants including Luca's famous ice-cream parlour. There is a large Tesco and a Lidl within the town, and it is near Fort Kinnaird Retail Park with its well-known eateries, multi-plex Odeon Cinema, and bustling retailers.

Queen Margaret University is a ten-minute drive. Edinburgh is a twenty-minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.



## FLOOR PLAN:



32B Beach Lane, Musselburgh, East Lothian, EH21 6LB  
Approx. Gross Internal Area  
596 Sq Ft - 55 Sq M  
For identification only. Not to scale.  
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# WE'D LOVE TO HEAR FROM YOU:



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