



3D BALCARRES PLACE

MUSSELBURGH, EAST LOTHIAN, EH21 7SA





Immaculately presented with stylish, contemporary interiors, this first-floor flat forms part of a traditional building in Musselburgh, within strolling distance of the high street. The flat offers two bedrooms a good-sized living room, a kitchen, and a bathroom, all enhanced by attractive, modern interiors and neutral décor. Furthermore, the flat benefits from access to a shared garden and unrestricted on-street parking.

The flat's front door is reached via a shared entrance and opens into a hallway with excellent built-in storage and a clothes pulley. Along the hall to the left, you will find a living room, where chic, soft dove grey décor is accompanied by classic cornicing and wood-styled flooring. The room offers plenty of space for a choice of lounge furniture and features a charming panelled wall, as well as an open Edinburgh press with fitted shelving. The kitchen is fitted with gloss-white modern wall and base cabinets, contrasting black worktops, and sleek black metro-tiled splashbacks, with integrated appliances comprising an oven, hob, extractor fan, a dishwasher, and a washing machine, whilst a freestanding fridge/freezer is included.

FEATURES

- First-floor flat in Musselburgh
- Attractive, contemporary interiors
- Shared entrance and stairwell
- Entrance hall with built-in storage
- Elegant, east-facing living room
- Contemporary fitted kitchen
- Two well-proportioned bedrooms
- Stylish bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Electric heating
- Double-glazed windows





The flat accommodates two bedrooms, both continuing the attractive presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot. The second bedroom offers potential to be used as a home office, ideal for those requiring a quiet space to work or study from home. A bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. The home is kept warm by electric heating and benefits from double-glazed windows.

Externally, the flat enjoys access to a shared garden and unrestricted on-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and bedroom wardrobe will be included in the sale.







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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HOUSE SALES

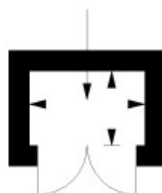
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

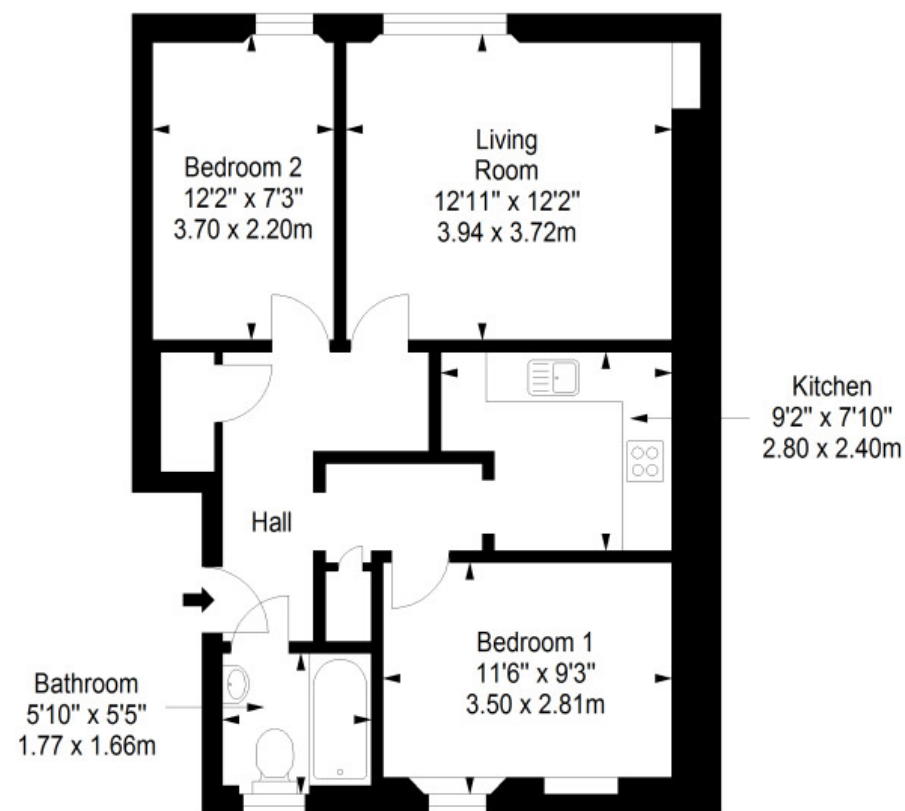
FLOORPLAN

Shed
 Approx. 1.3 sq. metres (14.0 sq. feet)

Shed
 4'7" x 2'7"
 1.40 x 0.80m



First Floor
 Approx. 54.3 sq. metres (584.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)