



45A Promenade
Musselburgh, EH21 6JU



"45a Promenade is a spacious, one-bedroom, 1st floor flat forming part of a traditional tenement"

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level there are Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

45a Promenade is a spacious, one-bedroom, 1st floor flat forming part of a traditional tenement, situated in an enviable promenade setting directly by the beachfront of Musselburgh. The bright and spacious south-facing home is well-presented throughout as is offered in genuine move-in condition. The accommodation comprises: welcoming hallway with storage cupboard off; bright and spacious living/dining room with views across the communal garden; generous rear facing double bedroom with mirrored wardrobes; modern kitchen with ample floor and wall mounted storage units and bathroom with electric shower over bath which completes the accommodation on offer. Further benefits include gas central heating and double-glazed windows. There is also ample, unrestricted on-street parking to the front as well as access to a well-tended communal garden and shared drying green.

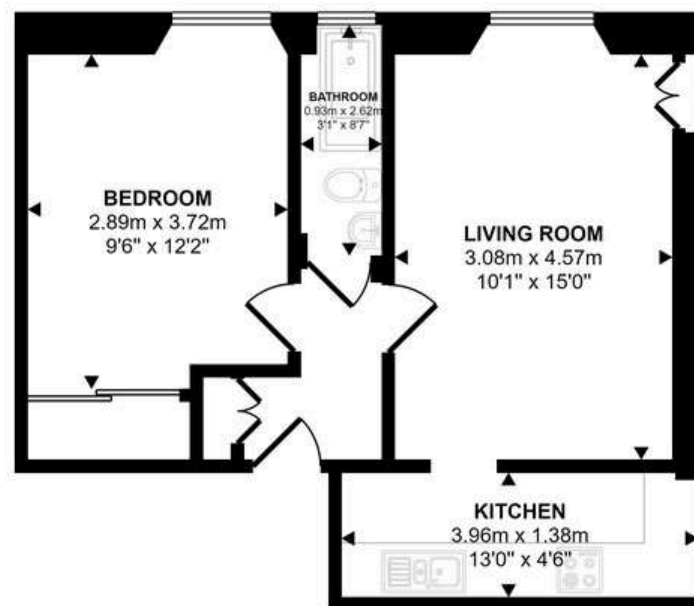
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
42 sq m / 452 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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