

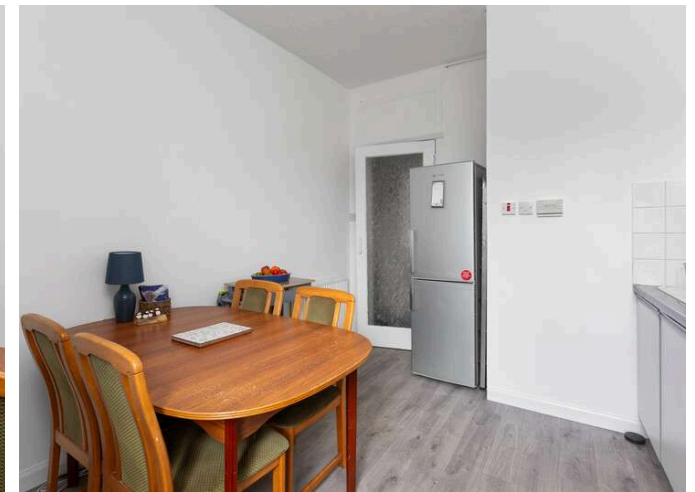


35C Eskside West
MUSSELBURGH, EH21 6PR

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"35c Eskside West is a well presented one-bedroom 1st floor flat, situated in the heart of Musselburgh"

- SECURE DOOR ENTRY SYSTEM
- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- 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, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished 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.



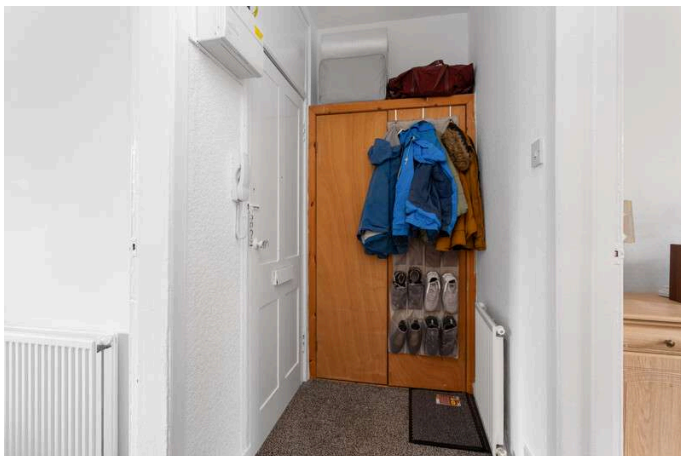
DESCRIPTION

35c Eskside West is a well presented one-bedroom 1st floor flat, situated in the heart of Musselburgh, a stone's throw away from the scenic River Esk and the amenities of the High Street. Having been freshly decorated prior to marketing, the accommodation comprises: welcoming hallway; bright and spacious living room with dual aspect windows offering views across the river; generous kitchen/dining room to the rear with ample floor and wall mounted storage cupboards; double bedroom and shower room which completes the accommodation on offer. Externally, the property boasts a shared courtyard to the rear and generous on road parking.

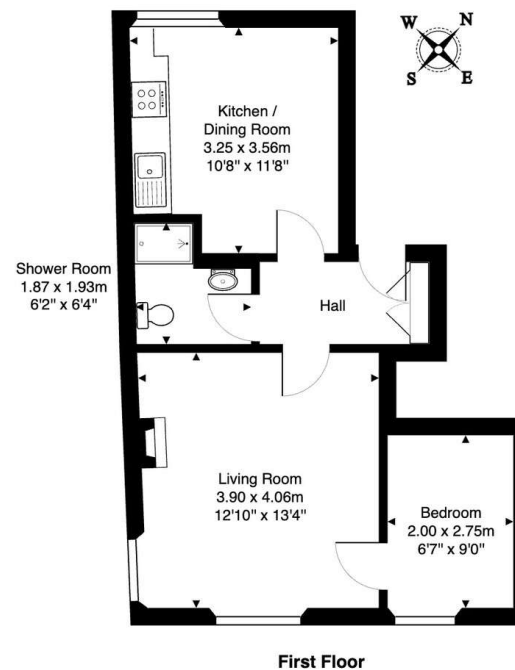
EPC RATING

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.



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First Floor

Total Area: 40.1 m² ... 431 ft²

All measurements are approximate and for display purposes only.

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