



8A Kilwinning Place
Musselburgh, East Lothian, EH21 7EF



"8A Kilwinning Place is a well-presented, two-bedroom ground-floor flat"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- 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. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. 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 are the refurbished Edinburgh College (Jewel & Esk campus) 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.



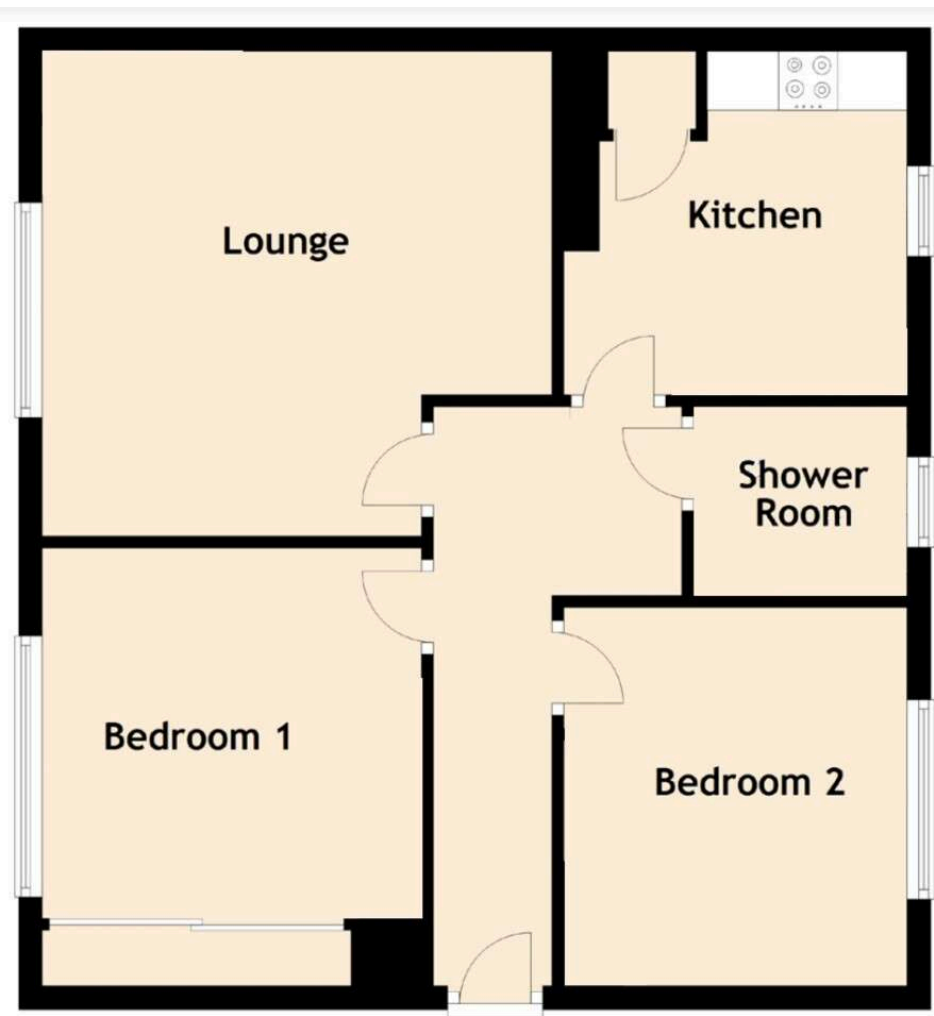
DESCRIPTION

8A Kilwinning Place is a well-presented, two-bedroom ground-floor flat situated in a central Musselburgh locale, just a short walk from the High Street's numerous amenities. The property features a private single driveway at the front and a secluded, low maintenance south-facing garden at the rear, making early viewing highly recommended. The accommodation includes: entrance hallway with a storage cupboard; bright and spacious living room; kitchen with ample floor and wall-mounted storage cupboards; generous front-facing double bedroom with fitted mirrored wardrobes; rear-facing double bedroom with direct access to the enclosed rear garden; shower room with three-piece suite. Additional benefits include gas central heating with a newly installed boiler and double glazing throughout.

EPC RATING

The energy efficiency rating for this property is band D.

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