



**7 Promenade**  
Musselburgh, EH21 6DE

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*"7 Promenade is a rarely available main door, ground floor flat which is a stone's throw from the Musselburgh beach."*

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- CLOSE TO BEACH
- 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 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 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 C, however, please check with the local authority.



## DESCRIPTION

7 Promenade is a rarely available main door, ground floor flat which is a stone's throw from the Musselburgh beach.

The accommodation which is in high decorative order throughout consists of: entrance vestibule; bright and spacious living room with feature fireplace, wood burning stove, Edinburgh press and uninterrupted views across to Fife and Musselburgh harbour through the double windows set to the front of the property; fitted kitchen with floor to wall units, built in cooker and gas stove and space for a dining table with a door leading to the communal rear garden; good sized double bedroom with plenty of cupboard spaces and shower room.

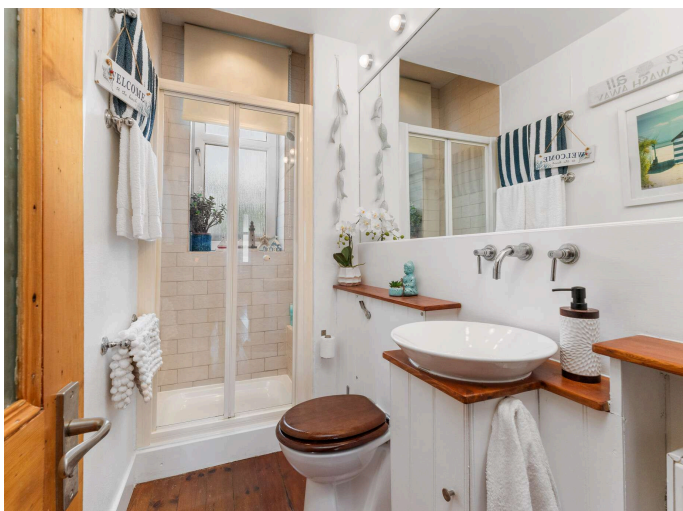
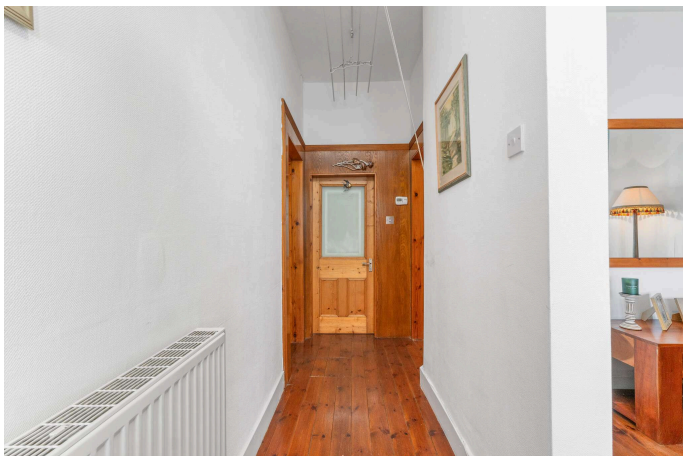
Further benefits include gas central heating, double glazing, solid wood flooring throughout, communal rear garden, on street parking, good local amenities and excellent transport links.

## EPC RATING

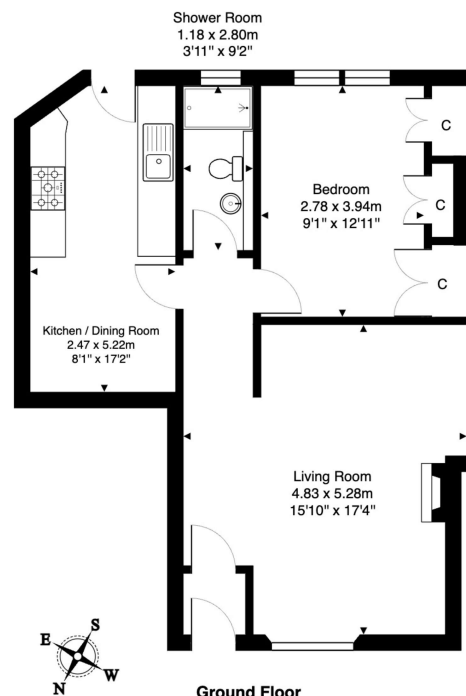
The energy efficiency rating for this property is band C



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Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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