



**2A Beach Lane**  
Musselburgh, EH21 6LA

A



# *"Beach Lane is a bright and spacious one-bedroom apartment located on the first floor"*

- SECURE DOOR ENTRY
- WELCOMING HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BALCONY
- WET ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO MUSSELBURGH BEACH





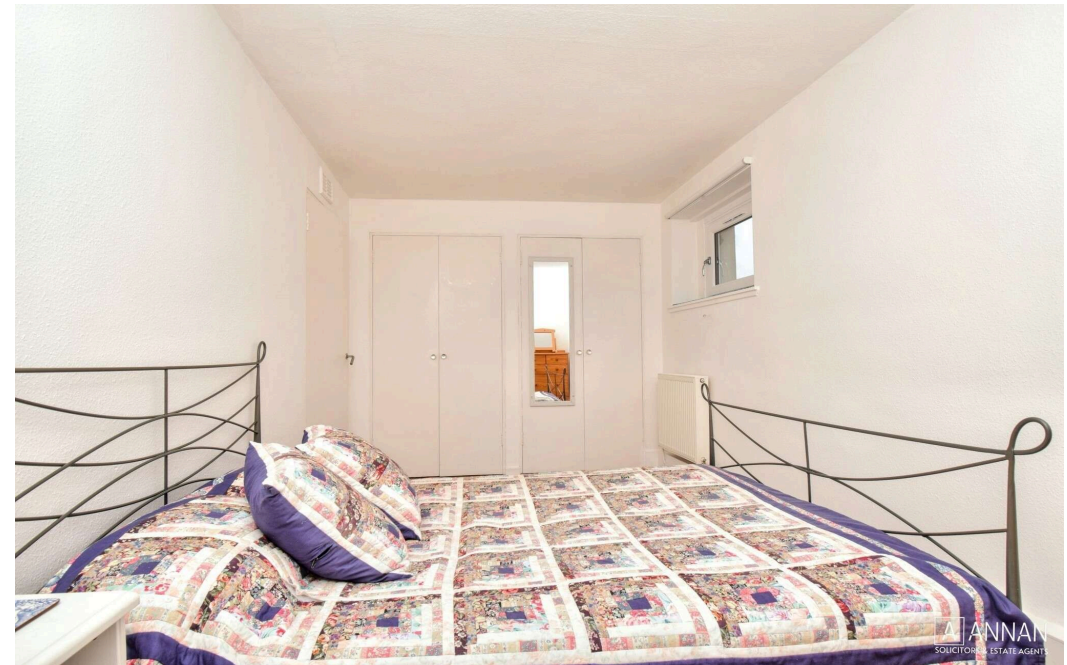


### LOCATION

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 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.



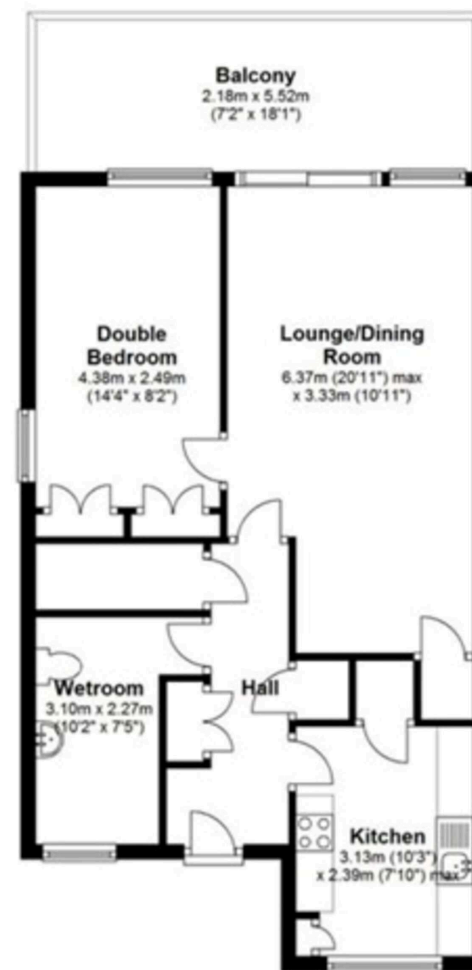
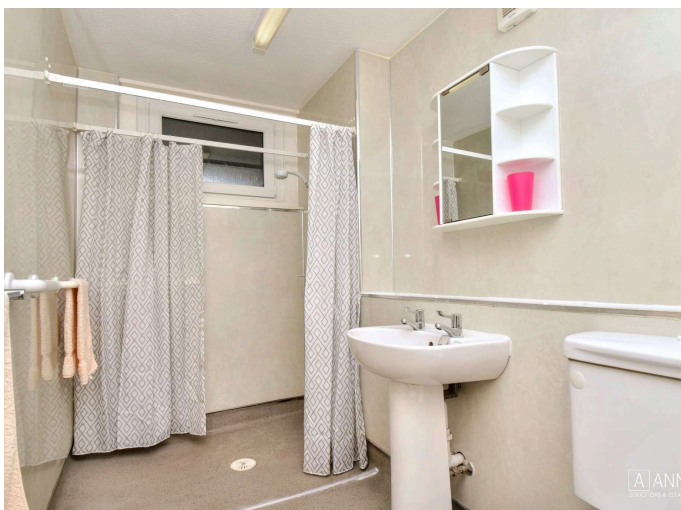
### DESCRIPTION

Beach Lane is a bright and spacious one-bedroom apartment located on the first floor of a well-maintained development in the sought-after Musselburgh area. Ideally situated just moments from Musselburgh High Street, beach and Fisherrow Harbour, it offers easy access to a range of local amenities, with Portobello only 2 miles to the west. Early viewing is highly recommended to fully appreciate this fantastic property. The accommodation includes: welcoming hallway with two deep storage cupboards; a large, airy living room/diner with expansive patio doors that flood the space with natural light; kitchen with ample floor and wall-mounted storage; generous double bedroom with built-in wardrobe space and a wet room which completes the accommodation on offer. Externally, there is a private west-facing terrace, perfect for summer entertaining. Additional features include gas central heating, double glazing, a secure entry system, and a bin store.

### 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.



Total area: approx. 56.6 sq. metres (609.4 sq. feet)

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

**A | ANNAN**  
SOLICITORS & ESTATE AGENTS

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.  
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565