



5 Mall Avenue  
Musselburgh EH21 7BL



# 5 Mall Avenue

Full of charm and beautifully presented, this one bedroom main door flat, sits across from the picturesque banks of the River Esk. The property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, with the bustling high street a short walk and a Tesco superstore around the corner. Musselburgh is very popular with great schools, transport links, and open spaces, with the heart of the city also within easy reach.

Extras: all fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale.

All other household items are available by separate negotiation.

---

## Property Summary

- Beside the River Esk
  - Traditional main door flat
  - Lounge/kitchen
  - Double bedroom
  - Shower room
  - Practical utility room off bedroom
  - Communal garden to rear
  - Gas central heating & double glazing
- EPC Rating - D | Council Tax Band - A

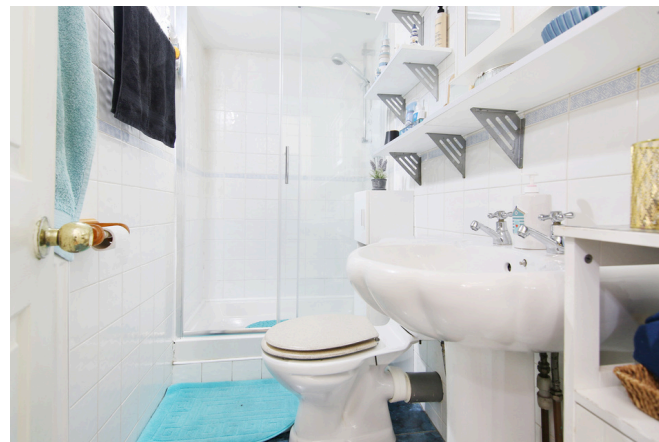
Home Report Value - £140,000







Charming ground main door flat in beside the River Esk  
in popular Mussulburgh





Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopa.co.uk rightmove onTheMarket.com

#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 43.9 sq. metres (472.9 sq. feet)



RIVER ESK OPPOSITE FLAT



## Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.