



RALPH SAYER
SOLICITORS & ESTATE AGENTS

33B Kerr's Wynd

Musselburgh EH21 7RB

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This beautifully presented one bedroom flat offers stylish accommodation close to Musselburgh High Street and the tranquil River Esk. This traditional first floor flat has a fresh neutral décor throughout, with original white-washed floorboards and is eagerly awaiting new owners to put their stamp on it.

Starting in the hub of the home, the generous lounge and dining room is a great social space, perfect for entertaining with a feature fireplace surround and enjoying a bright south-facing aspect. Across the hall is a stylish compact kitchen, designed to make the most of the space. The good sized double bedroom, boasts high ceilings and a generous window create a bright and spacious ambience, with built-in storage including a practical utility cupboard for the washing machine. The shower room has a shower compartment with bi-fold doors, basin, WC and chrome heated towel rail.



Property Summary

- First floor flat close to the banks of the River Esk
- Spacious lounge/diner
- Stylish kitchen
- Double bedroom
- Shower room
- Gas central heating & double glazing
- Shared garden to rear
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

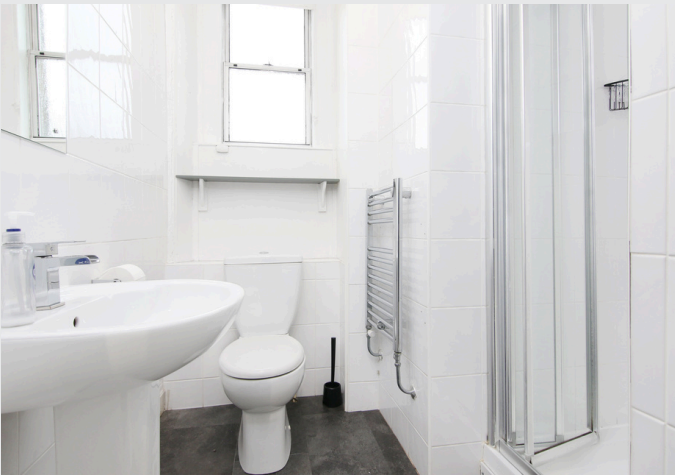
Home Report Value - £140,000





Fabulous
traditional flat
close to the
banks of the
River Esk





THE RIVER ESK, IS CLOSE BY



SHARED GARDEN

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dream property!



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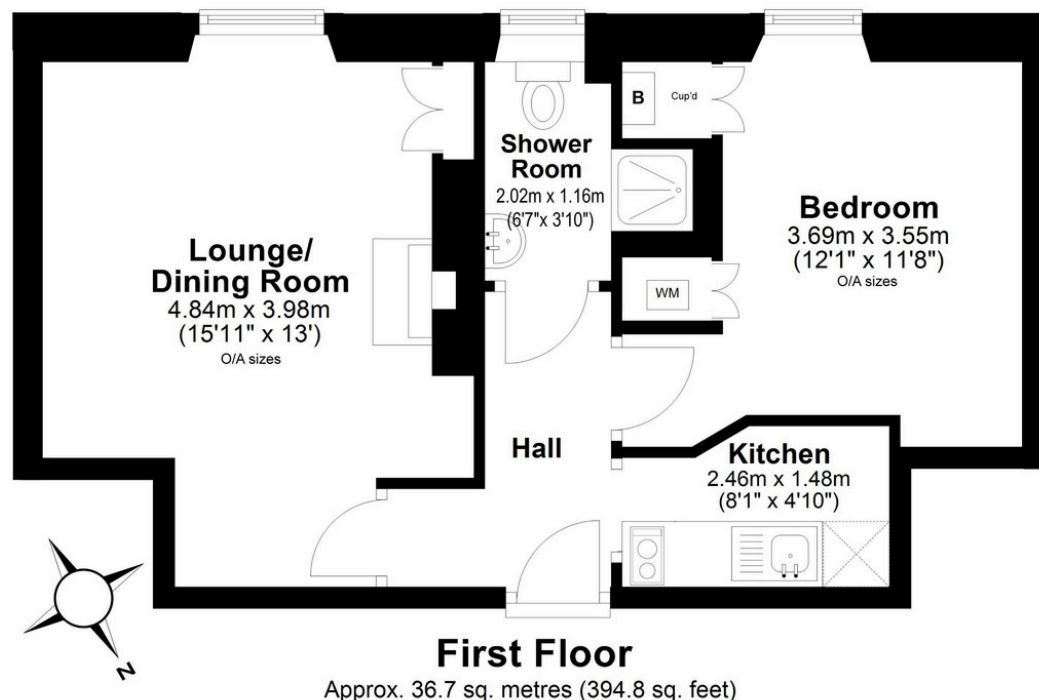


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DISCLAIMER

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.



Location

The popular coastal town of Musselburgh is situated on 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 famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The traditional High Street, is lined with a variety of shops and eateries. There are a range of supermarkets including a large Tesco and Fort Kinnaird retail park is a short driveaway. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Musselburgh is a gateway to the beautiful East Lothian coastline, beaches and golf courses. Transport links include a railway station and regular bus services. Easy access to the A1 and the City Bypass.