



45c Grove Street
Musselburgh, East Lothian, EH21 7JX

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Good sized living room.
- Kitchen with appliances.
- Double bedroom with built-in mirrored wardrobes.
- Further bedroom.
- Contemporary fitted wet room.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated parking space within resident’s parking.
- Visitors parking.



GENERAL DESCRIPTION

A ground floor flat, forming part of an established development in the sought-after coastal town of Musselburgh in East Lothian. The property is in walking distance to a plethora of local amenities and would be suitable for a range of buyers including somebody downsizing or perhaps a first-time buyer/young couple. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.

RESIDENT’S ASSOCIATION

There is a Resident’s Association in place at an approximate charge of £40 per calendar month. This covers the maintenance of all the communal areas and also the block’s buildings insurance.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 1.8 MILES TO MUSSELBURGH TRAIN STATION.
AIRPORT	APPROXIMATELY 18.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

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 famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include two railway stations 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.

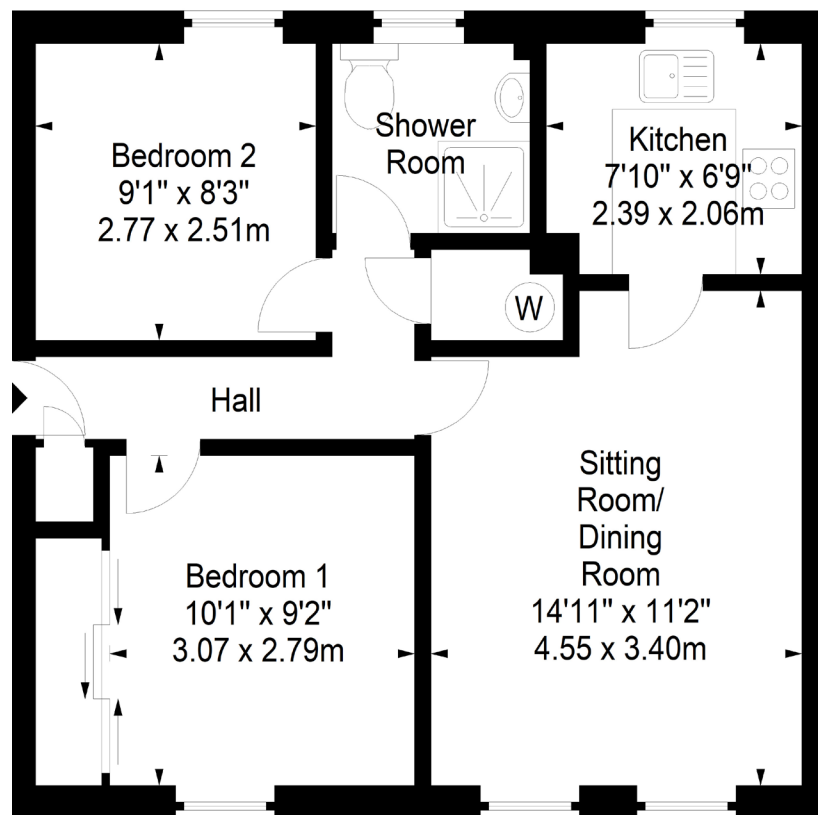
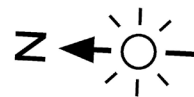
EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS, HEATING OR ELECTRICS.



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Approx. Gross Internal Area
531 Sq Ft - 49.33 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING E

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.