



8D DOWNIE PLACE

Musselburgh, East Lothian, EH21 6JW



1

Public Room



2

Bedrooms



1

Bathroom



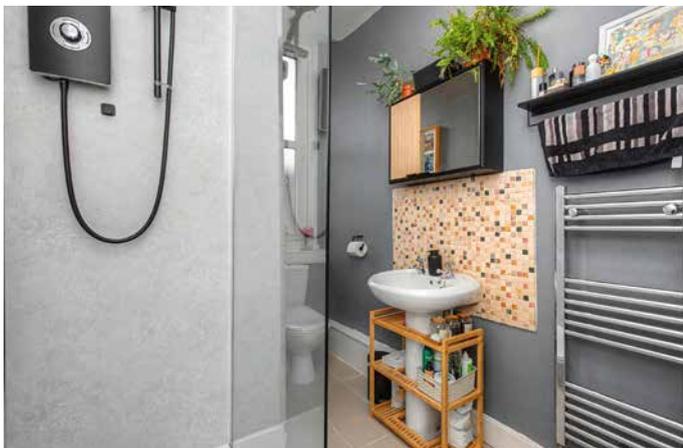
8D DOWNIE PLACE

This two-bedroom first-floor tenement flat in coastal Musselburgh enjoys a delightful blend of subtle contemporary styling and period charm, along with access to an enclosed shared garden and street parking. The inviting interiors feature a bright and airy living/dining room with bi-fold doors to the modern kitchen, creating a sociable open connection when desired. The two spacious bedrooms include a rear-facing double with a peaceful garden outlook and built-in storage, whilst a stylish, naturally lit shower room and hallway storage complete the home. Centrally located, the flat enjoys a quiet yet convenient setting within easy walking distance of the seafront, shops, schools, and day-and-night bus links into Edinburgh.









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EPC
RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Quiet central address in coastal Musselburgh
- Charming first-floor tenement flat
- Communal stairs and secure entry system
- Entrance hall with storage
- Bright and airy living/dining room with bi-fold doors to:
 - Tasteful modern kitchen
 - Rear-facing double bedroom with storage
 - Second spacious bedroom
- Bright, stylish shower room
- Shared enclosed rear garden
- On-street parking



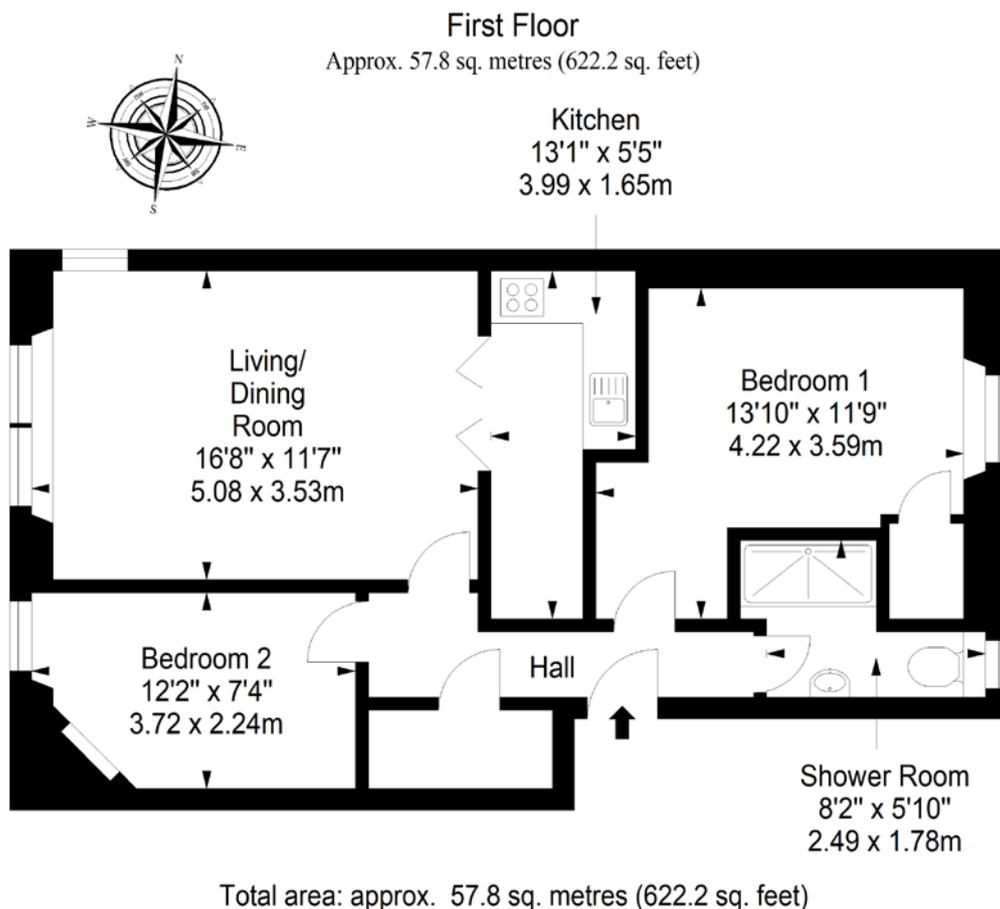


Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.



MUSSELBURGH

Musselburgh is a historic, bustling seaside town, located just six miles from Edinburgh, with excellent public transport facilities to the city; bus services run both day and night, whilst two local train stations also provide regular services. This picturesque and ancient town, positioned on the Firth of Forth coast, with a quaint harbour, and situated on the banks of the River Esk, offers fantastic opportunities to enjoy the coast and East Lothian countryside, with access to sailing and water sports facilities and beautiful walkways, such as the John Muir Way that extends along the coast. There is also a sports complex with a sports hall, gym, swimming pool, sauna and spa. For golf enthusiasts, there is the Royal Musselburgh Golf Course and several other prestigious courses close by. The famous Musselburgh Racecourse also holds regular meets, including the much anticipated Ladies Day in June. The town has two main shopping streets, with high street retailers, small local shops, bars and restaurants, and the large Tesco supermarket is open 24 hours, 7 days a week. The Fort Kinnaird Retail Park, one of the largest in the UK, and also home to a multiplex cinema, is just a couple of miles away and easily accessible by public transport. State and private schools for all ages are located in the town, including the private boarding school of Loretto and Musselburgh Grammar School, whilst Queen Margaret's University is also located on the outskirts of the town. Known as the "Honest Toun", Musselburgh's unique history is celebrated annually by the community with an array of summertime festivities.



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