



GARDEN STIRLING BURNET

**FLAT 39, A, PROMENADE,**  
MUSSELBURGH, EAST LOTHIAN, EH21 6JU



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EPC  
RATING

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TAX BAND

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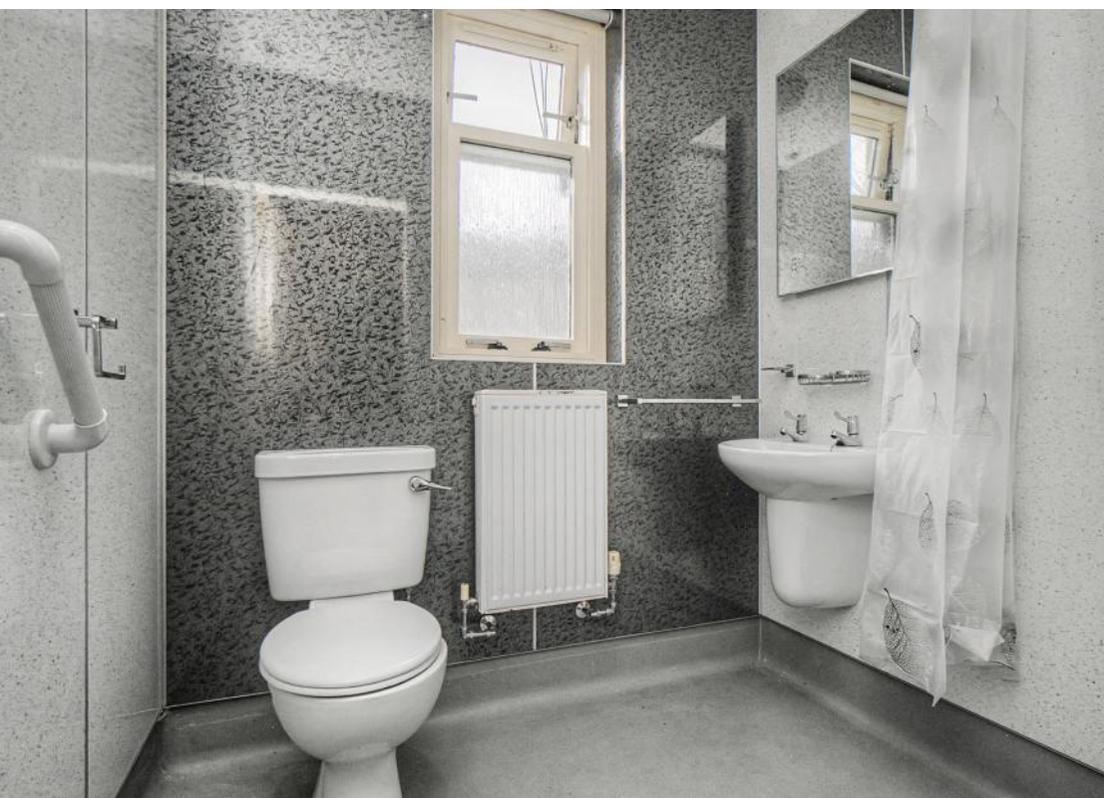
## SUMMARY

Welcome to a ground-floor flat set along the sought-after Promenade in Musselburgh, enjoying scenic sea and coastal views. Now requiring cosmetic upgrading and redecoration to unlock its full potential, this well-located home benefits from a private main entrance and includes a spacious reception room with press storage and coastal outlook, a south-facing kitchen with fitted units, a generous double bedroom, and a modern wet room with mirrored vanity storage. Outside, the property features private gardens to the front and rear, as well as convenient on-street parking. Positioned within easy reach of local amenities and transport links, and just a short distance from Edinburgh, it offers coastal living with excellent connectivity.

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

## FEATURES

- Ground-floor flat in Musselburgh
- Private main entrance
- Phone entry system
- Scenic sea and coastal views
- Excellent opportunities for cosmetic upgrading
- Large living/dining room with press storage
- Well-appointed kitchen
- Spacious double bedroom
- Modern wet room with a mirror
- Private gardens to the front and rear
- On-street parking
- Gas central heating and double glazing





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HOUSE SALES

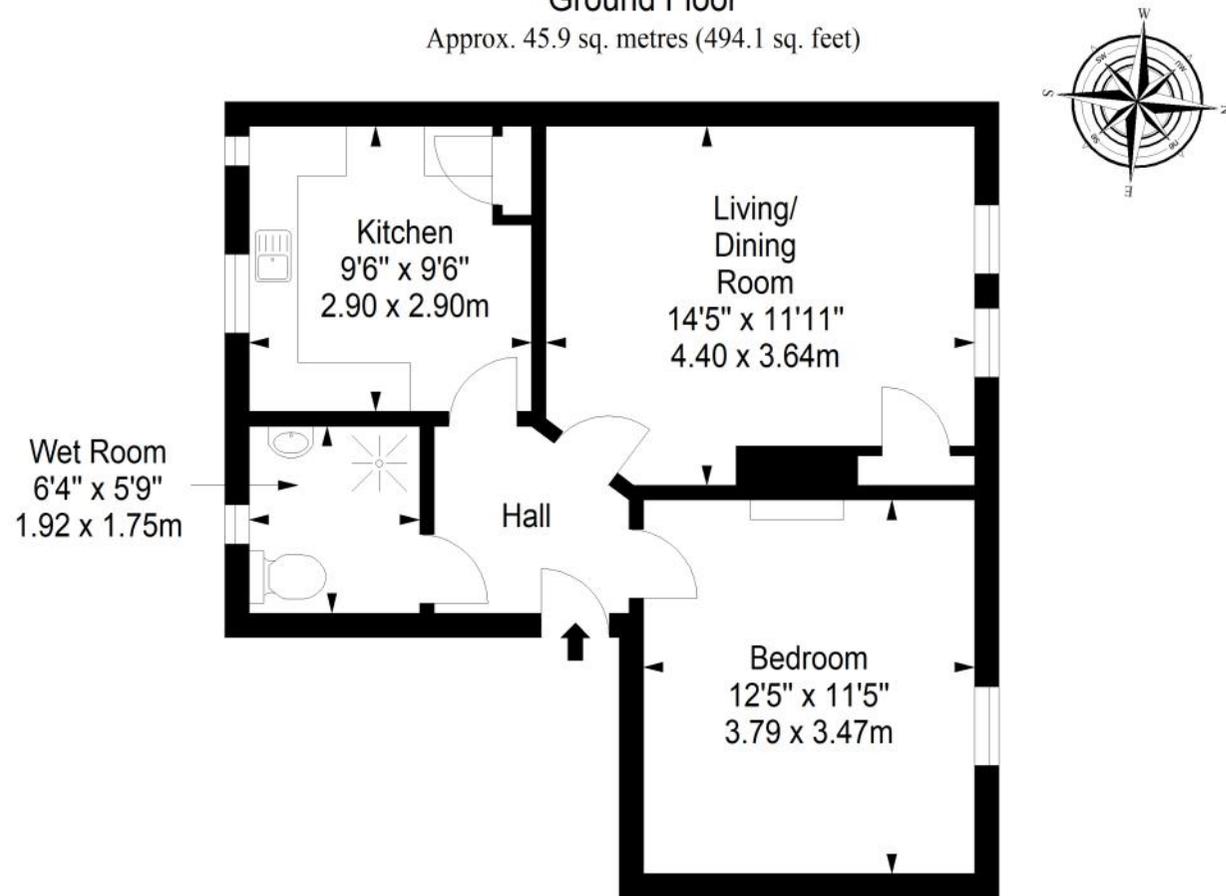
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 45.9 sq. metres (494.1 sq. feet)