



37B Eskside West
MUSSELBURGH, EH21 6PR

A

"37B Eskside West is a well-proportioned, neutrally presented two-bedroom first-floor flat, attractively positioned beside the River Esk"

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



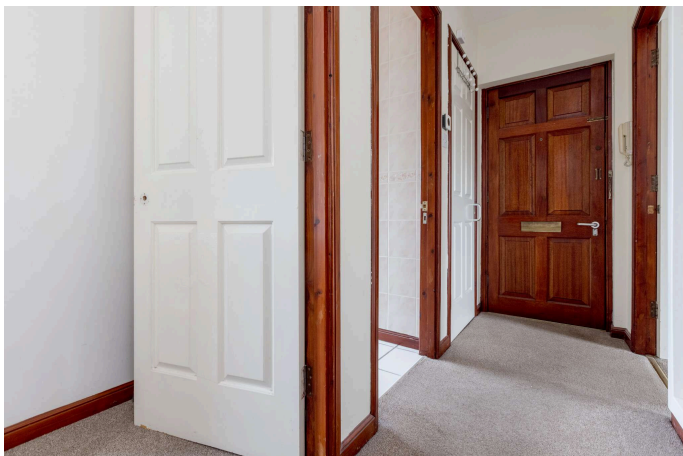
DESCRIPTION

37B Eskside West is a well-proportioned, neutrally presented two-bedroom first-floor flat, attractively positioned beside the River Esk and enjoying a picturesque waterside setting within the popular town of Musselburgh. Alongside its generous accommodation and bright southerly aspect, the property further benefits from private residents' parking. The accommodation comprises: rear entrance via a pend; secure entry phone system; hallway with built-in storage; bright and spacious living room with a large south-facing window offering pleasant river views; kitchen fitted with ample floor and wall-mounted storage units; two generously sized double bedrooms, both featuring built-in wardrobes and a three-piece shower room completing the accommodation. Additional features include a attic, gas central heating, double glazing throughout and private parking to the rear.

EPC RATING

The energy efficiency rating for this property is band C

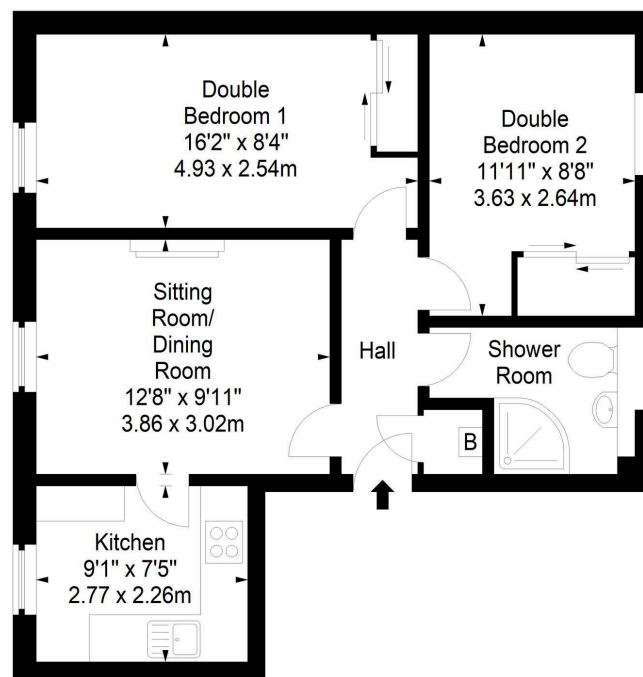
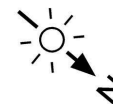
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Ekside West,
Musselburgh,
East Lothian, EH21 6PR



Approx. Gross Internal Area
552 Sq Ft - 51.28 Sq M
For identification only. Not to scale.
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