



9E/1 Lochend Road South  
Musselburgh, East Lothian, EH21 6BD





**1 bedroom 2nd floor flat in  
the popular town of  
Musselburgh with easy access  
to Edinburgh city centre**

- Sitting room/kitchen
- Bedroom with built in wardrobe
- Shower room with 3 piece suite
- Communal drying area to the rear
- Secure entryphone system
- Easy access to Edinburgh city centre
- Unrestricted on street parking
- Ideal for a first-time buyer
- Good location close to local amenities
- Electric heating & double glazing

**Offers Over: £135,000**

**EPC Rating: D**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

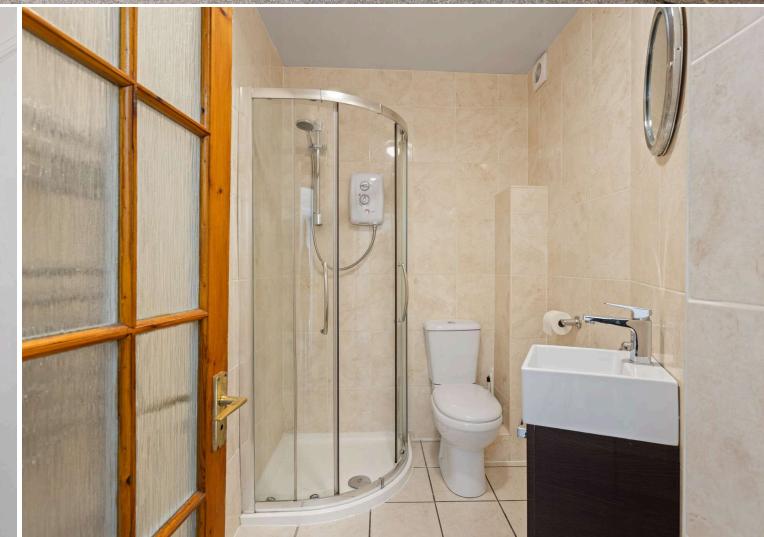
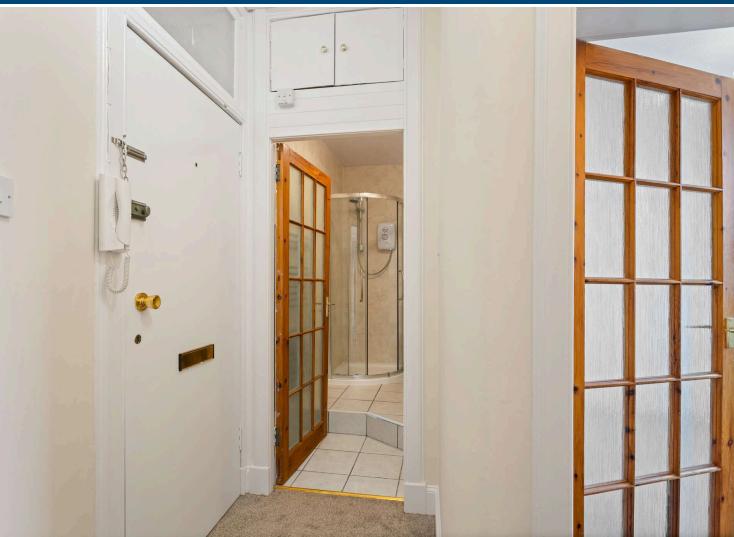
# About the Property

Located in the popular town of Musselburgh to the east of Edinburgh city centre, 1 bedroom 2nd floor flat is ideal for a first time buyer.

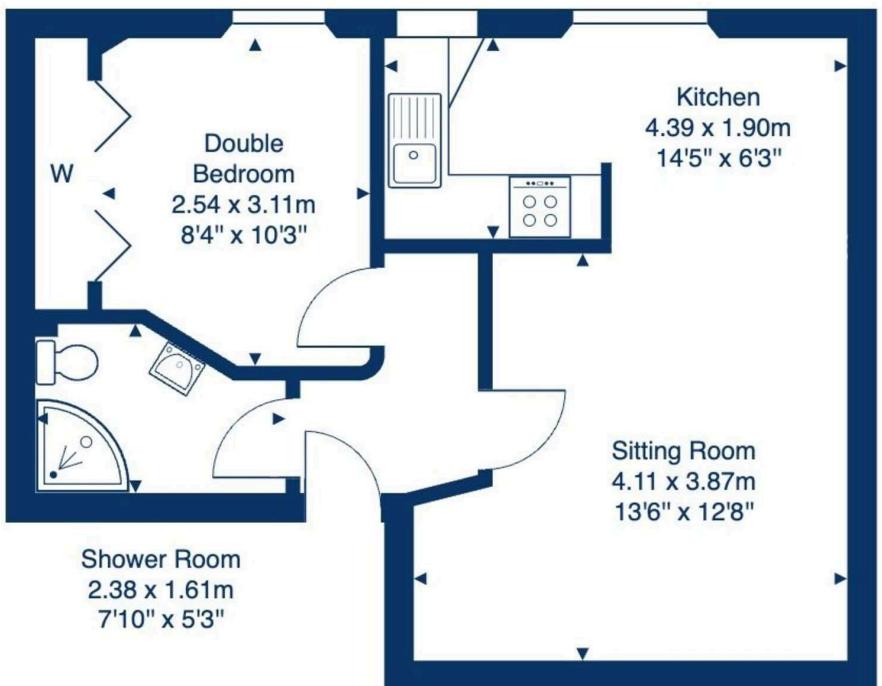
Internally the property is situated to the rear of the building and has been freshly decorated for sale, with newly fitted carpets throughout. Further benefits include a communal drying area to the rear and a secure entryphone system.

## Extras

To include all fitted carpets and flooring, light fittings, oven, hob, extractor hood, fridge & washing machine.



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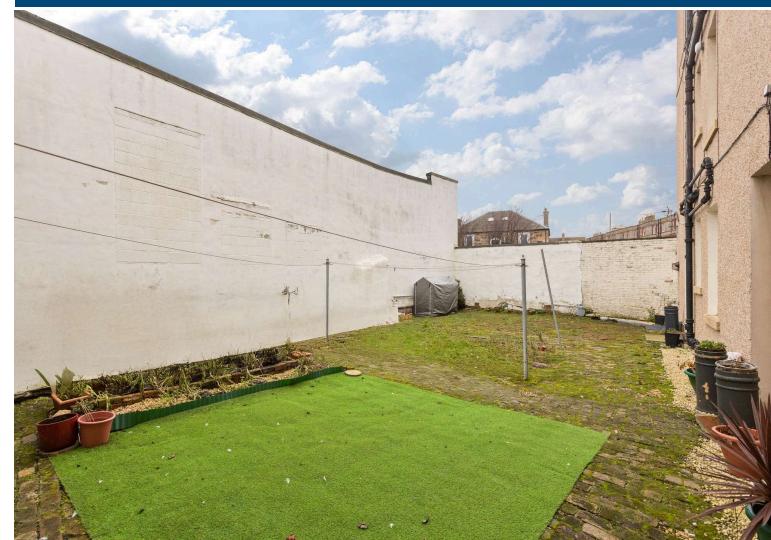


Total Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Approximately six miles east of Edinburgh City Centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy reach of the capital. The thriving high street features a vibrant mix of local businesses and retailers, complemented by major supermarkets and extensive retail outlets at nearby Fort Kinnaird. Alongside sailing and water sports, residents enjoy a wealth of outdoor activities, including walks or cycles along the scenic River Esk, or a round of golf at historic Musselburgh Links, one of the world's oldest courses. Further leisure highlights include Musselburgh Racecourse and The Brunton Theatre. Regular bus and rail services connect the town to Edinburgh and East Lothian, with easy access to the A1 and Edinburgh City Bypass.





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