



**26G Mansfield Avenue**  
Musselburgh, EH21 7DP

A

# *"26G Mansfield Avenue is a super, bright and spacious double upper, main door two-bedroom flat"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING





## 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. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, 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 C, however, please check with the local authority.

## DESCRIPTION

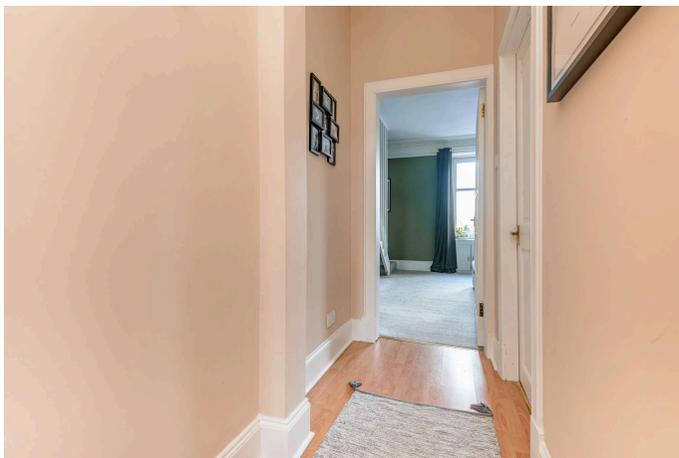
26G Mansfield Avenue is a super, bright and spacious double upper, main door two-bedroom flat, forming part of a block of similar beautifully styled period properties. It is situated in a much sought-after residential location within walking distance of the Musselburgh town centre and all the varied amenities it has to offer. This property is presented to the market in beautiful condition throughout. Accommodation comprises: entrance vestibule; hallway with deep cupboard space; large sitting room with feature fireplace; kitchen diner with a larder, a range of wall and base units, solid worktops, gas hob, oven, washing machine and dishwasher with space for a table and chairs; family bathroom with mains shower over bath; on the upper level is bedroom one with Dormer window to the rear, built in wardrobes and eaves storage; bedroom two with Velux window to the front.

Further benefits include gas central heating, double glazing, communal garden grounds, external store and ample on street parking.

## EPC RATING

The energy efficiency rating for this property is band C

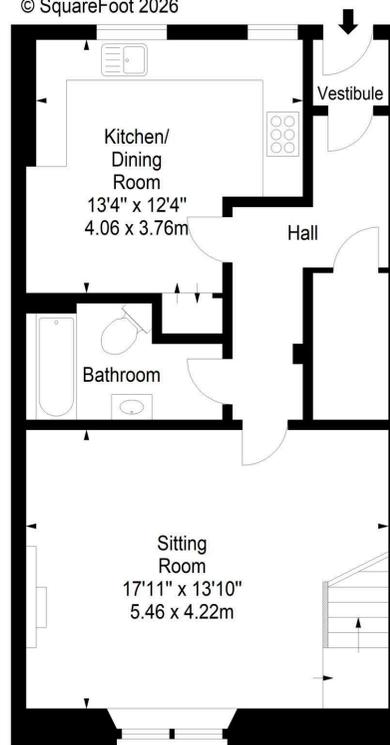
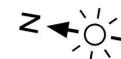
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



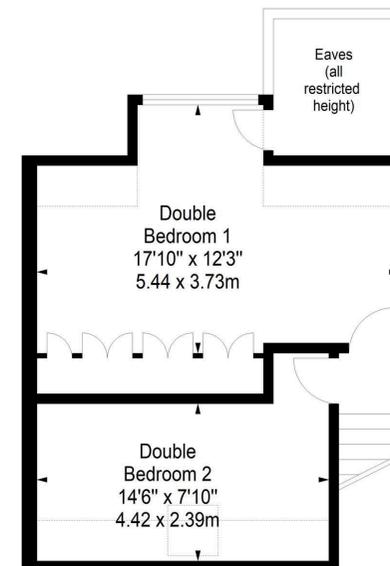
Mansfield Avenue,  
 Musselburgh,  
 East Lothian, EH21 7DP



Approx. Gross Internal Area  
 945 Sq Ft - 87.79 Sq M  
 For identification only. Not to scale.  
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First Floor



Second Floor

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