



CLANCYS

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3e Mall Avenue,

MUSSELBURGH, EH21 7BL

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Description

An excellent opportunity has arisen to acquire this charming, beautifully presented, 2-bedroom top floor flat, located across from the picturesque banks of the River Esk. The property is bright, well proportioned and is offered to the market in immaculate order throughout. The accommodation comprises a welcoming entrance hall, a comfortable living room, a modern fitted kitchen, two good sized bedrooms and a stylish shower room. The property further benefits from gas central heating, double glazing, entry phone security system, a well-maintained communal garden is located to the rear and there is residents parking available to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award-winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

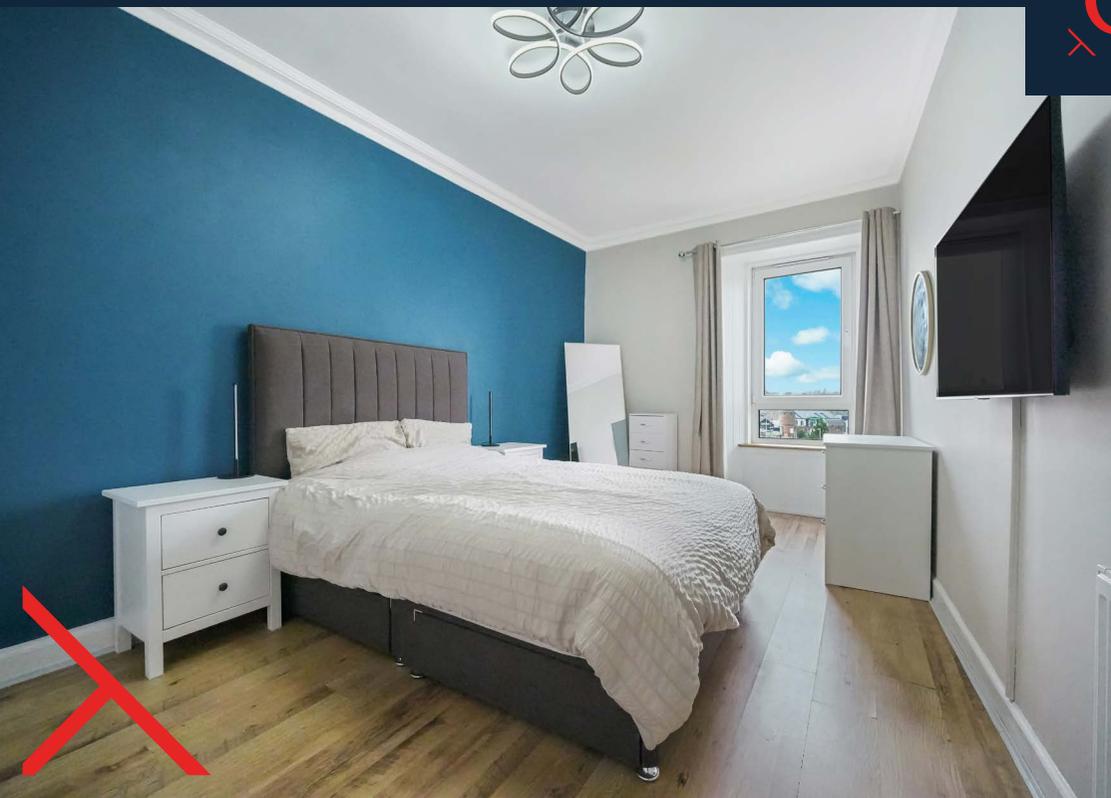
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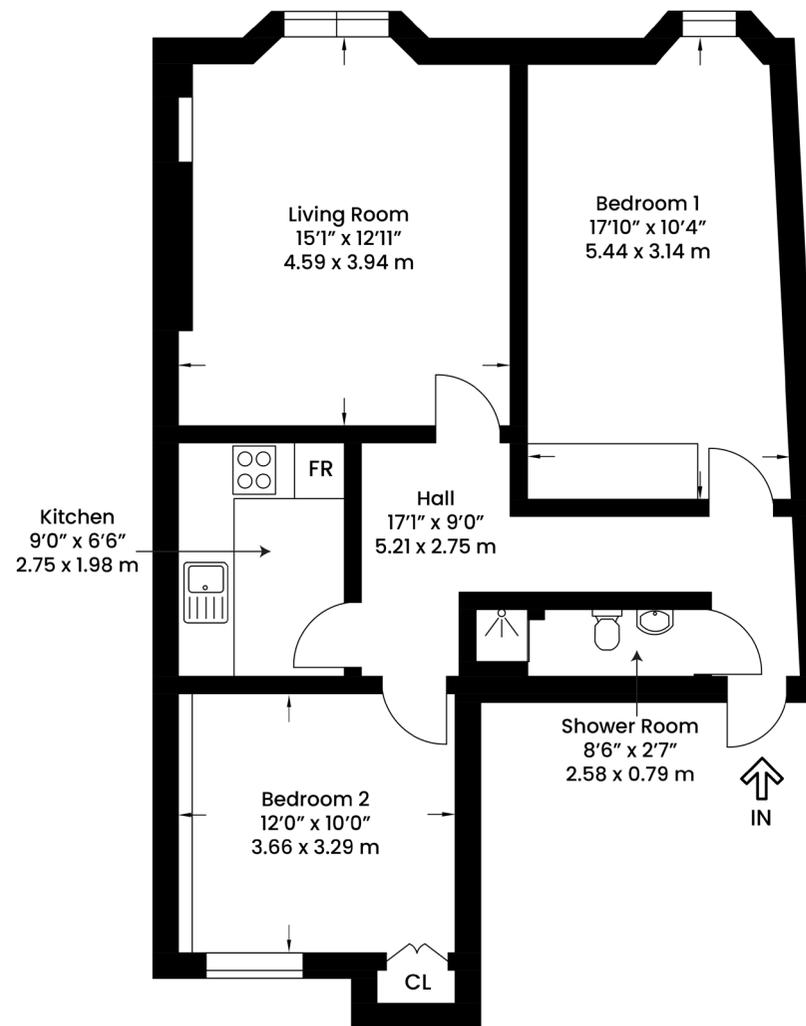
All fitted floor coverings and integrated appliances in the kitchen.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Communal rear garden
- Residents parking to the front
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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