



**20A Lochend Road North**  
**MUSSELBURGH, EH21 6BG**

**A**

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## 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.

## DESCRIPTION

20A Lochend Road North is a beautifully presented first floor flat is pleasantly situated within the highly sought after town of Musselburgh, close to excellent local amenities and commuting links. In move-in condition the property would make an excellent purchase for the first time buyer or young professionals.

Accommodation comprises: secure entry system; welcoming entrance hallway with storage cupboard; well proportioned and bright sitting room open plan to modern fitted kitchen; master bedroom and shower room.

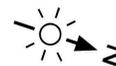
Further benefits include gas central heating and double glazing. There is a well maintained communal garden located to the rear together with on-street parking available to the front and surrounding area.

The energy efficiency rating for this property is band C

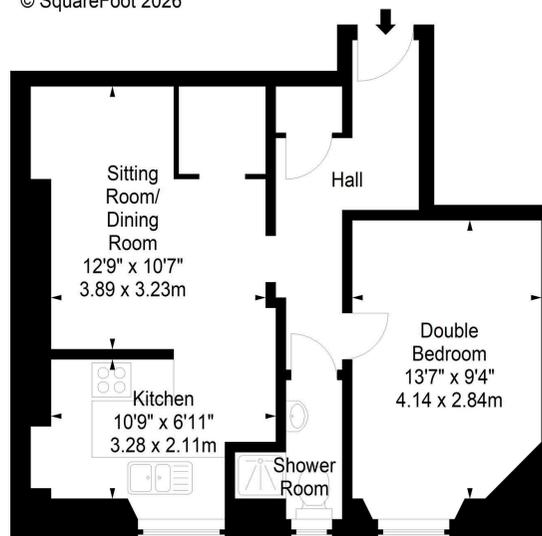
## COUNCIL TAX

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

Lochend Road North,  
 Musselburgh,  
 East Lothian, EH21 6BG



Approx. Gross Internal Area  
 468 Sq Ft - 43.48 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



First Floor



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