



**54f Hercus Loan, Musselburgh, East Lothian, EH21 6AZ**

Beautifully Presented, One-Bedroom, Second-Floor (Top) Flat

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# Property Description

Beautifully presented, one-bedroom, second-floor (top) flat, forming part of a characterful period stone-built terrace. Conveniently on a quiet side street, in the heart of Musselburgh, East Lothian.

Comprises an entrance hallway, a living room, a kitchen, a bedroom, and a bathroom.

Highlights include a modern fitted kitchen with appliances, a skylight window and a bright bathroom. In addition, there is light tasteful decor throughout, double glazing and gas central heating.

There is a shared entrance stair to the rear; in addition to a well-kept shared drying green.

The welcoming entrance hall provides access to all rooms within the property and benefits from a built-in storage cupboard, offering practical space to keep everyday items neatly tucked away. Positioned to the front of the home, the generously sized lounge is a bright and inviting space, enhanced by a large window that fills the room with natural light throughout the day. The soft carpeted flooring adds warmth and comfort underfoot, while the central light fitting creates a cosy atmosphere in the evening. With ample space for both relaxing and dining furniture, this versatile room is ideal for unwinding after a long day or entertaining guests. Accessed via the lounge, the fitted kitchen features wood-effect flooring complemented by stone-effect worktops and a coordinating splashback, creating a stylish and practical workspace. A skylight draws in additional natural light, making the room feel airy and open. The kitchen is equipped with a sink and drainer, fridge freezer, washing machine, integrated oven and electric hob, providing everything needed for modern-day living.

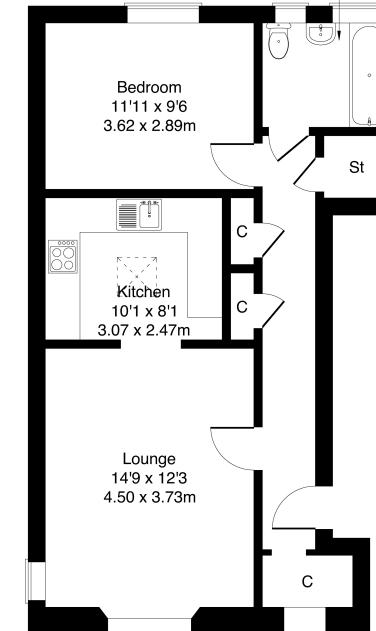
To the rear of the property, there are two built-in storage cupboards along with a further store cupboard, ensuring excellent storage solutions throughout the home. The bedroom is a well-proportioned and peaceful retreat, complete with carpeted flooring and a central light fitting. There is plenty of space for a double bed and additional furnishings, with room to create a comfortable and restful environment tailored to your needs. Completing the property is the three-piece fitted bathroom, featuring tiled flooring, a tiled splashback surround, a central light fitting and a shower over the bath, offering both convenience and comfort.

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Approximate Gross Internal Area: (560 sq ft - 52 sq m.)



Bathroom  
7'3 x 6'5  
2.21 x 1.96m



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Musselburgh, known as "The Honest Toun," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the

Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.





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