



1c Downie Place, Musselburgh, East Lothian, EH21 6JW

Well-Presented & Spacious, Two-Bedroom, Dual-Aspect, First-Floor Flat

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Property Description

Well-presented and spacious, two-bedroom, dual-aspect, first-floor flat within a traditional stone-built tenement. Located in a quiet cul-de-sac adjacent to the waterfront promenade of Musselburgh, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, utility room, two double bedrooms, and a bathroom.

Highlights include contemporary flooring, a fitted kitchen with appliances, a bright modern bathroom, and good storage. In addition, there is gas central heating, double glazing, generous room sizes, tall ceilings and period cornice work.

Further features include a secured entry system, a well-maintained shared garden, and unrestricted street parking to the front and surrounding streets.

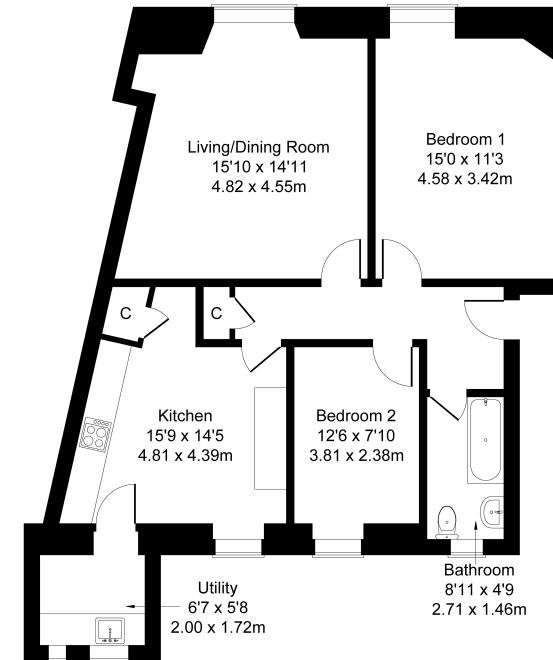
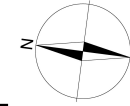
A welcoming entrance hallway provides access to all main rooms except the kitchen and features a secure entry system, a press cupboard, and tiled flooring. The front-facing living/dining room offers ample space for lounge and dining furniture, complemented by modern wood-effect flooring, period cornice work, and an open-shelved press. The generous rear-facing kitchen provides space for a breakfast table, a built-in store cupboard, fitted units with ample storage, stone-effect worktops, a fridge, and an integrated electric oven with a gas hob. Off the kitchen, a separate utility room offers additional fitted units, a worktop, a sink with drainer, a dishwasher, and a washing machine.

The front-facing double bedroom features wood-effect flooring, decorative cornice work, a central pendant light fitting, and wall-mounted bed units with lighting. The second double bedroom, set to the rear, also benefits from wood-effect flooring, plain cornice work, and a central pendant light fitting. A bright, modern bathroom completes the home, fitted with a three-piece suite, an electric shower over the bath, tiled splash walls, and a rear-facing window.



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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



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

Area Description

Located in the popular coastal town of Musselburgh, this home enjoys a peaceful setting while offering excellent amenities and transport links. Musselburgh is renowned for its waterfront promenade, scenic beaches, and outdoor spaces, including the historic Musselburgh Links golf course and the picturesque River Esk. The town provides a wide selection of independent shops, cafes, and restaurants, as well as larger

supermarkets and leisure facilities. Well-regarded schools, local parks, and sports clubs enhance the area's appeal. Excellent transport links, including frequent bus and rail services, provide easy access to Edinburgh's city centre and surrounding areas. With a welcoming community and a perfect blend of seaside charm and urban convenience, Musselburgh is an ideal location for both professionals and families alike.





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