



20a Lochend Road North, Musselburgh, East Lothian, EH21 6BG

Immaculately Presented, One-Bedroom, First-Floor Flat

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Property Description

Immaculately presented, one-bedroom, first-floor flat, set quietly to the rear of a traditional, stone-built tenement. Located close to the town centre, beachfront and harbour, in the popular area of Musselburgh, East Lothian.

Comprises an entrance hallway, open plan living/dining room and kitchen, double bedroom and a shower room.

In move-in condition and finished in tasteful contemporary decor, with a stylish newly fitted kitchen and a modern bathroom with a newly fitted shower unit. In addition, there is gas central heating (including a newly fitted boiler), double glazing, tall ceilings and good storage.

There is a secured entry system, a large and well-kept, shared garden to the rear and unrestricted on-street parking to the front.

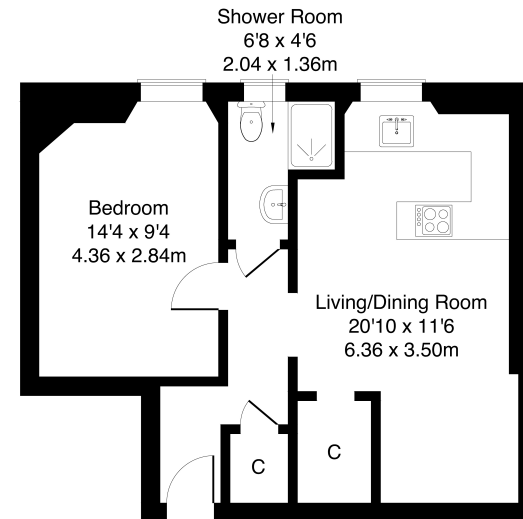
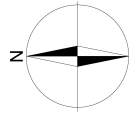
A welcoming entrance hall, with generous storage, is finished with contemporary grey decor and carpeting, which continues into a living and dining room, with further cupboard storage. Ample, flexible space is available for freestanding furniture and the reception room flows openly into a stylish kitchen, with newly fitted modern white units and grey marble-effect worktops. Appliances include a freestanding fridge/freezer and washing machine; and a newly fitted integrated oven and electric hob.

Across the hall, a well-proportioned, double bedroom continues the tasteful presentation of the living space and offers plenty of room for freestanding furniture and storage. Completing the accommodation, a naturally lit shower room comprises a recessed shower cubicle, a two-piece suite, tiled splash walls and flooring.



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Approximate Gross Internal Area: (463 sq ft - 43 sq m.)



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

Area Description





Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuters access to the heart of Edinburgh.





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