

Thorntons 
The right way to move



40C Eskside West, Musselburgh, East Lothian, EH21 6PR

0131 297 5980 | WWW.THORNTONS-PROPERTY.CO.UK



40C Eskside West, Musselburgh

This top-floor flat forms part of a converted terraced villa, which enjoys an idyllic position by the River Esk in Musselburgh's picturesque conservation area. Set within easy reach of excellent amenities, regular transport links, and the beach, the home offers a highly desirable setting. It is comprised of a southeast-facing living room, a dining kitchen, two double bedrooms, and a bathroom, and it has access to private parking. Whilst the property would benefit from modernisation, it has light interiors for buyers to easily add their own stamp.

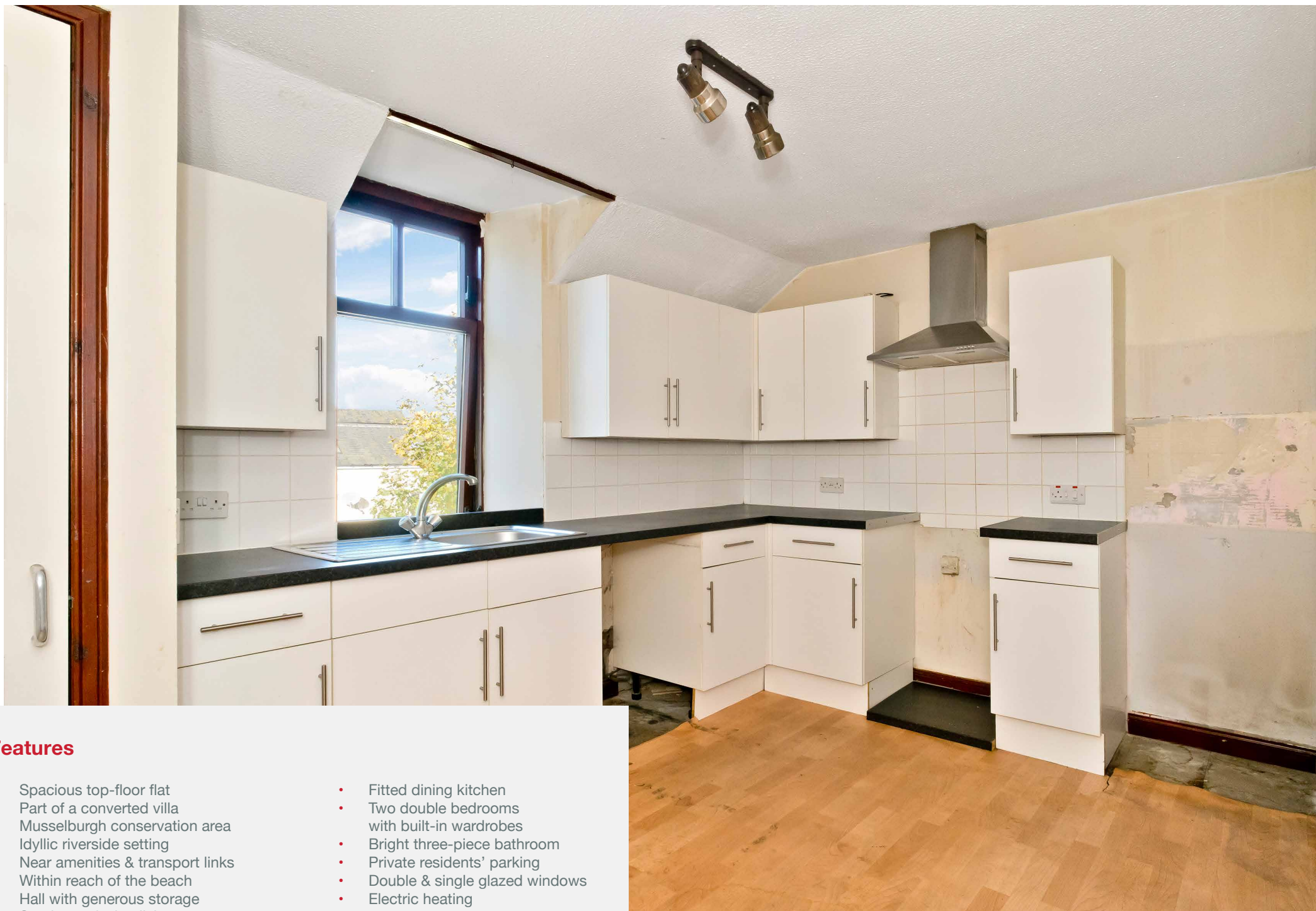
Accessed from Market Street (through an archway), the flat is reached via a secure shared entrance and a stairwell, with the front door opening into a central hall with generous cloak storage. On the left is the living room, which has spacious dimensions to accommodate lounge furniture. It has a bright southeast-facing aspect, and is ideal for everyday use, whether relaxing or socialising. Next door, the dining kitchen is fitted with a range of cabinets and work surface space, offering excellent scope for a contemporary upgrade. It has room for a table and chairs and for freestanding appliances. The two double bedrooms are on the opposite side of the hall, both enjoying light décor, fitted carpets, and built-in mirrored wardrobes to maximise the useable floorspace. The two rooms also benefit from spacious proportions to accommodate a good selection of bedside furniture. A bright three-piece bathroom completes the home. The property has double-glazed windows to the front and electric heating.

Outside, the property has private residents' parking and a delightful riverside setting.

Extras: to be sold as seen.

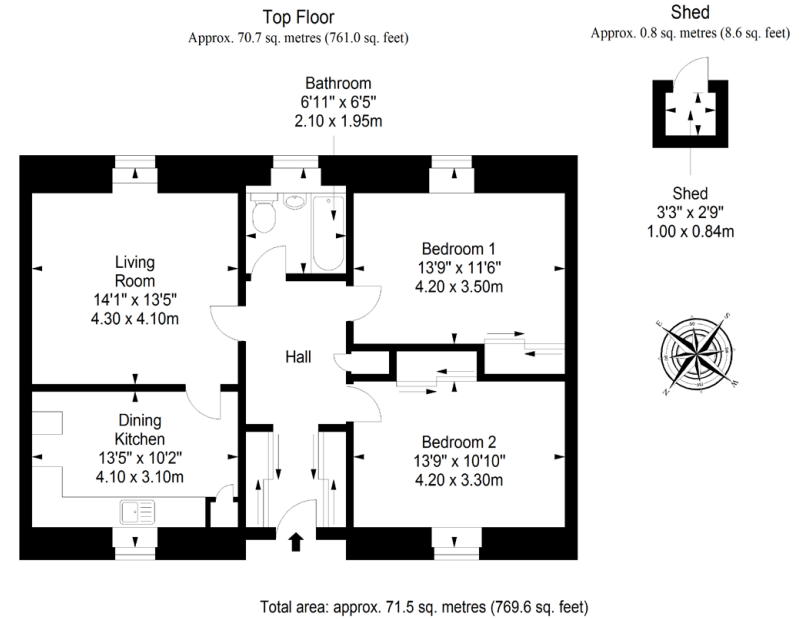
EPC - D





Features

- Spacious top-floor flat
- Part of a converted villa
- Musselburgh conservation area
- Idyllic riverside setting
- Near amenities & transport links
- Within reach of the beach
- Hall with generous storage
- Southeast-facing living room
- Fitted dining kitchen
- Two double bedrooms with built-in wardrobes
- Bright three-piece bathroom
- Private residents' parking
- Double & single glazed windows
- Electric heating



Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.