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## 32c Beach Lane, Musselburgh, East Lothian, EH21 6LB

Well-Proportioned, Traditional, Two-Bedroom, First-Floor Flat

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# Property Description

Well-proportioned, two-bedroom, first-floor flat, forming part of a traditional, stone-built tenement. Set on a quiet side street, adjacent to the beachfront of Musselburgh, East Lothian.

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

Featuring a fitted kitchen, with appliances, gas central heating, double glazing, good storage and a view of the Arthur's Seat.

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

A carpeted hallway gives access throughout the property and features a deep built-in store cupboard and a secure entry system. Set to the front is a good size public room, with a modern, feature fireplace, decorative cornice work and a press cupboard. The kitchen has a side aspect window and features ample fitted storage, wood-effect worktops, a sink with a drainer, a washing machine, a fridge/freezer and an integrated electric oven and hob.

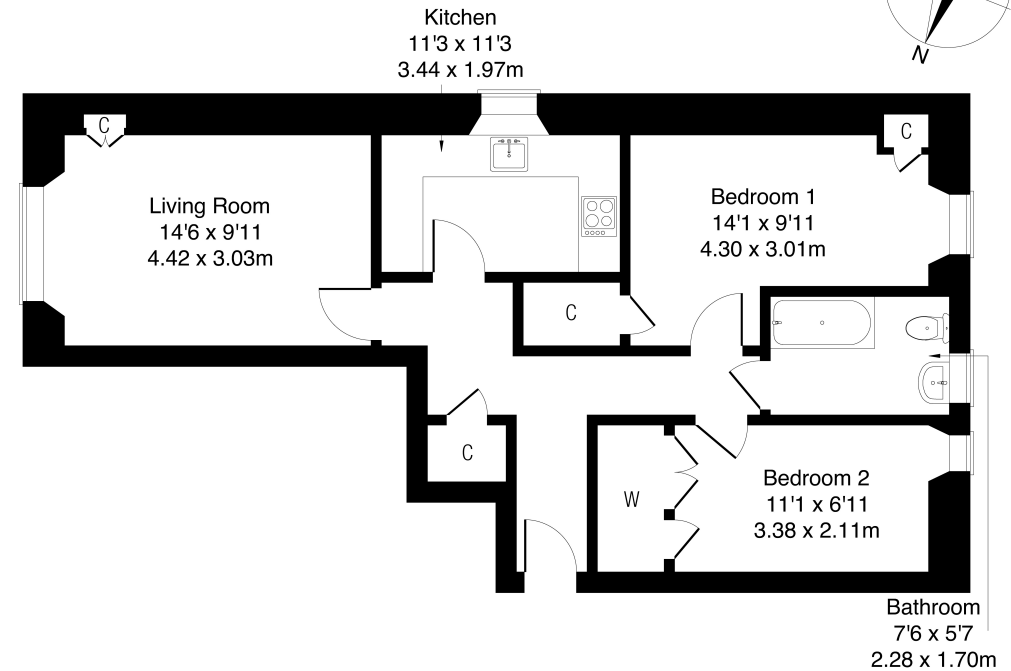
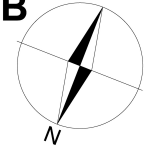
Both bedrooms are set to the rear, with carpeted flooring, built-in storage and central pendant light fittings.

Completing the accommodation, a bathroom has a rear-facing window and is fitted with a three-piece suite, including a modern shower unit over the bath and panel splash walls.

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Approximate Gross Internal Area: (667 sq ft - 62 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, 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 commuter access into the heart of Edinburgh.





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