



44h Hercus Loan, Musselburgh, East Lothian, , EH21 6AZ

Well-Presented, Two-Bedroom, Second-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Well-presented and proportioned, two-bedroom, second-floor flat, forming part of an established residential development. Conveniently on a quiet side street, in the heart of Musselburgh, East Lothian.

Comprises an entrance hall, an open-plan living room and kitchen, two flexible bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a bright bathroom, double glazing and gas central heating.

In addition, there is good storage including an external store in the communal hall, a secured entry system, and a private residential car park.

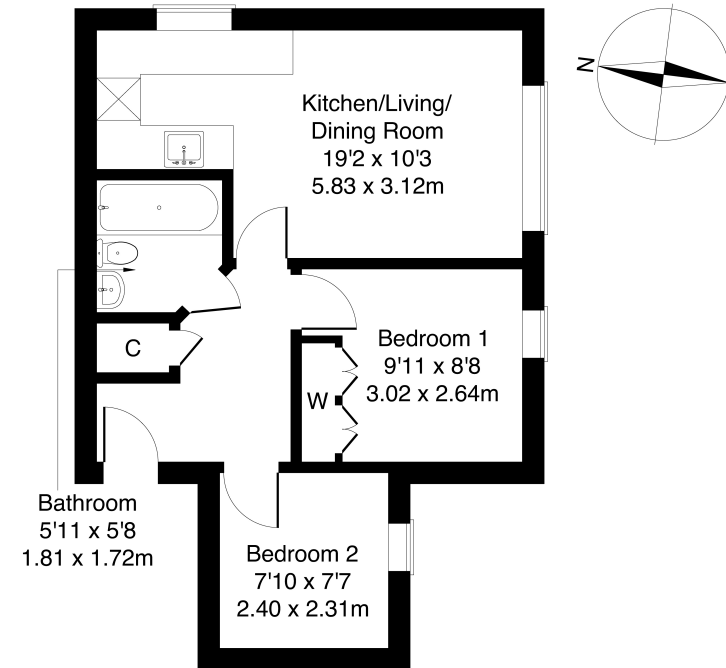
A welcoming hall gives access throughout, with space for outerwear and freestanding storage, spotlighting, a secured entry handset, and a deep built-in store cupboard. A good-sized, dual-aspect public room includes plain coving and two ceiling lighting fittings. To the rear of the room, the kitchen features stone-effect worktops with a matching surround, a sink with a drainer, a washing machine, a dishwasher, a fridge/freezer, and a cooker unit with a gas hob.

Both bedrooms include modern flooring, plain coving, and pendant lighting fittings, whilst bedroom one also has a fitted wardrobe. Completing the accommodation, the bathroom is set internally, fitted with a three-piece suite including a concealed cistern and a wall-mounted sink, a shower unit over the bath and tiled splash walls.



44H Hercus Loan, Musselburgh, EH21 6AZ

Approximate Gross Internal Area: (431 sq ft - 40 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

