

**36F Beach Lane  
MUSSELBURGH EH21  
6LB  
Offers Over £165,000**

- Large living room
- Kitchen fitted with a range of wall and floor mounted units, electric hob and oven, appliances included in sale and breakfast bar
- Double bedroom with walk in wardrobe
- Shower room fitted with two piece suite and mains walk in shower
- Gas central heating and double glazing
- Communal garden
- Free on-street parking





## Flat

Blair Cadell are delighted to bring to market this immaculate one bed flat just a stones throw from the beach. In true turn-key condition, the property would be ideal for the first time buyer or young professional and must be viewed.

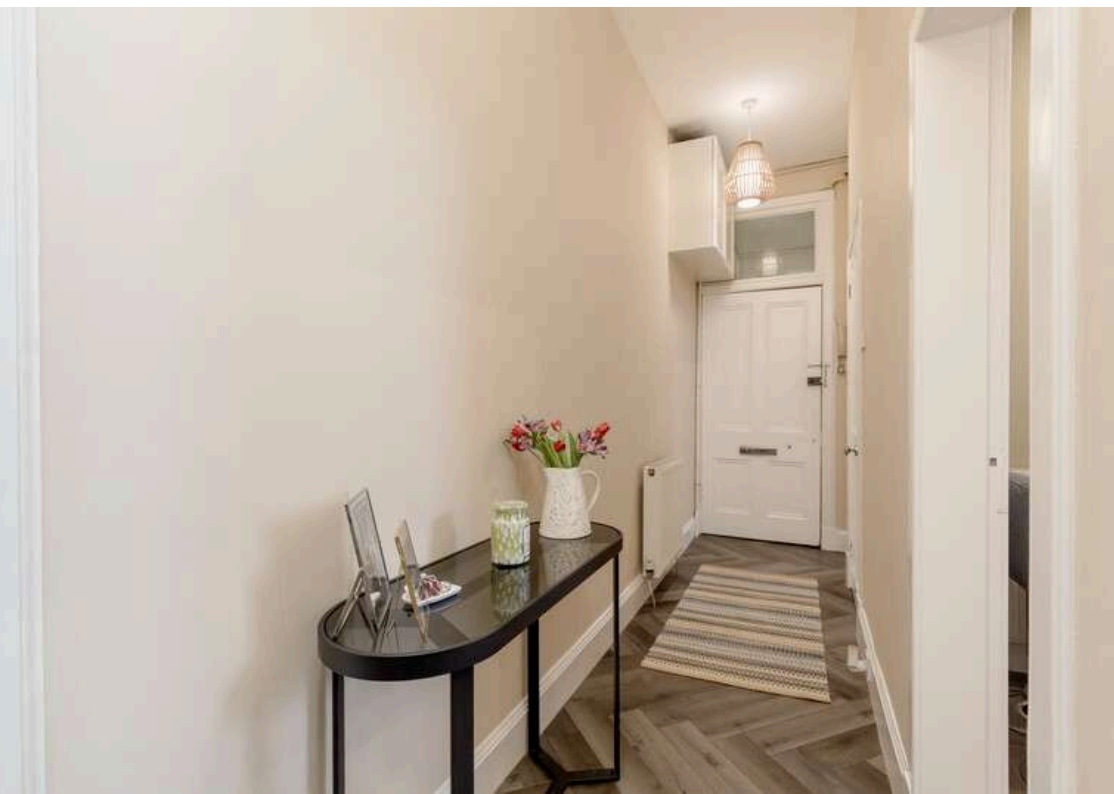
The accomodation comprises of a large living room fitted with stylish herringbone flooring that runs throughout the property. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, appliances which are included in the sale and a breakfast bar perfect for meals on the go. There is a large double bedroom featuring fantastic views over the beach and a walk in wardrobe that offers plenty of useful storage space. A shower room fitted with a two-piece suite and a mains walk in shower. Gas central heating and double glazing throughout for maximum efficiency. A communal garden to the rear of the property and free on-street parking is also available.

Musselburgh is a popular town just to the east of Edinburgh which can be easily reached via a frequent bus and rail service that is close by. The town itself has excellent local primary and secondary schools plus Queen Margaret University is close by. The town has excellent shopping facilities with a Tesco superstore and a large selection of specialist shops. The Fort at Newcraighall is also a short drive away offering a wide range of different retail outlets and supermarkets including Marks and Spencers. Recreational facilities include excellent golf clubs, a sports centre, the famous local race track which hosts a range of events throughout the year and the cinema complex at The Fort.

**Viewing by appointment on 0131 337 1800**

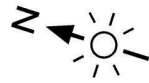




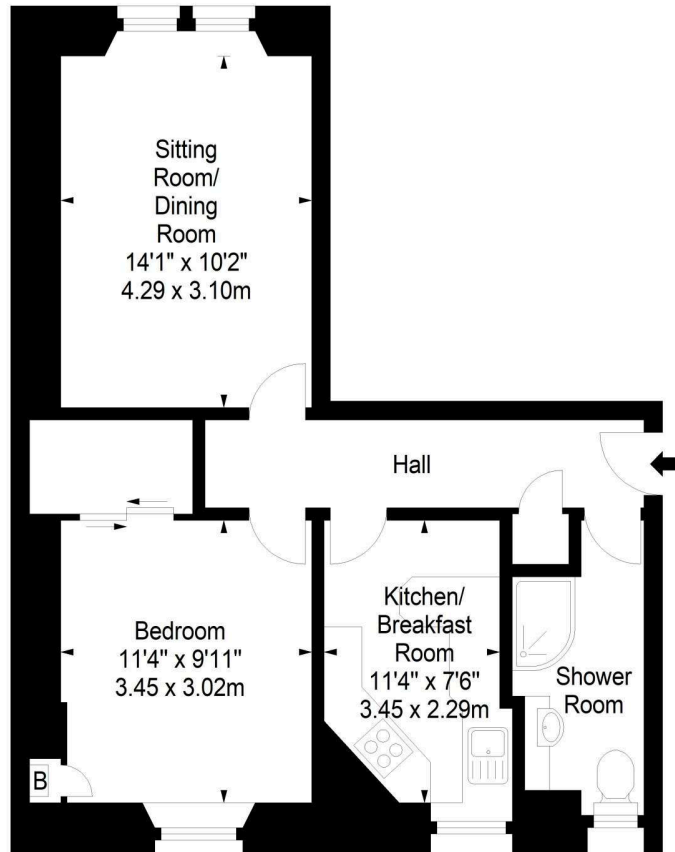




Beach Lane,  
Musselburgh,  
East Lothian, EH21 6LB



Approx. Gross Internal Area  
515 Sq Ft - 47.84 Sq M  
For identification only. Not to scale.  
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Second Floor



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