McEwan Fraser Legal
Solicitors & Estate Agents

40 Lochend Road North

MUSSELBURGH, EAST LOTHIAN, EH21 6BG



A WELL-POSITIONED ONE-BEDROOM PROPERTY IN THE HEART OF POPULAR MUSSELBURGH



0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market this well-positioned one-bedroom property, situated within the popular coastal town of Musselburgh in East Lothian. Offering comfortable and practical accommodation, the property presents an excellent opportunity for first-time buyers, professionals, downsizers or investors looking to secure a home within easy reach of Musselburgh's excellent range of amenities and transport connections.

Internally, the accommodation provides a welcoming living space, complemented by a well-proportioned bedroom, kitchen and bathroom facilities. The layout makes excellent use of the available space, providing everything required for comfortable everyday living while still offering the incoming purchaser the opportunity to add their own personal style.

The property benefits greatly from its convenient location, with Musselburgh offering an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities. The town's attractive coastline, harbour and open green spaces are also within easy reach, providing plenty of opportunities to enjoy the outdoors.

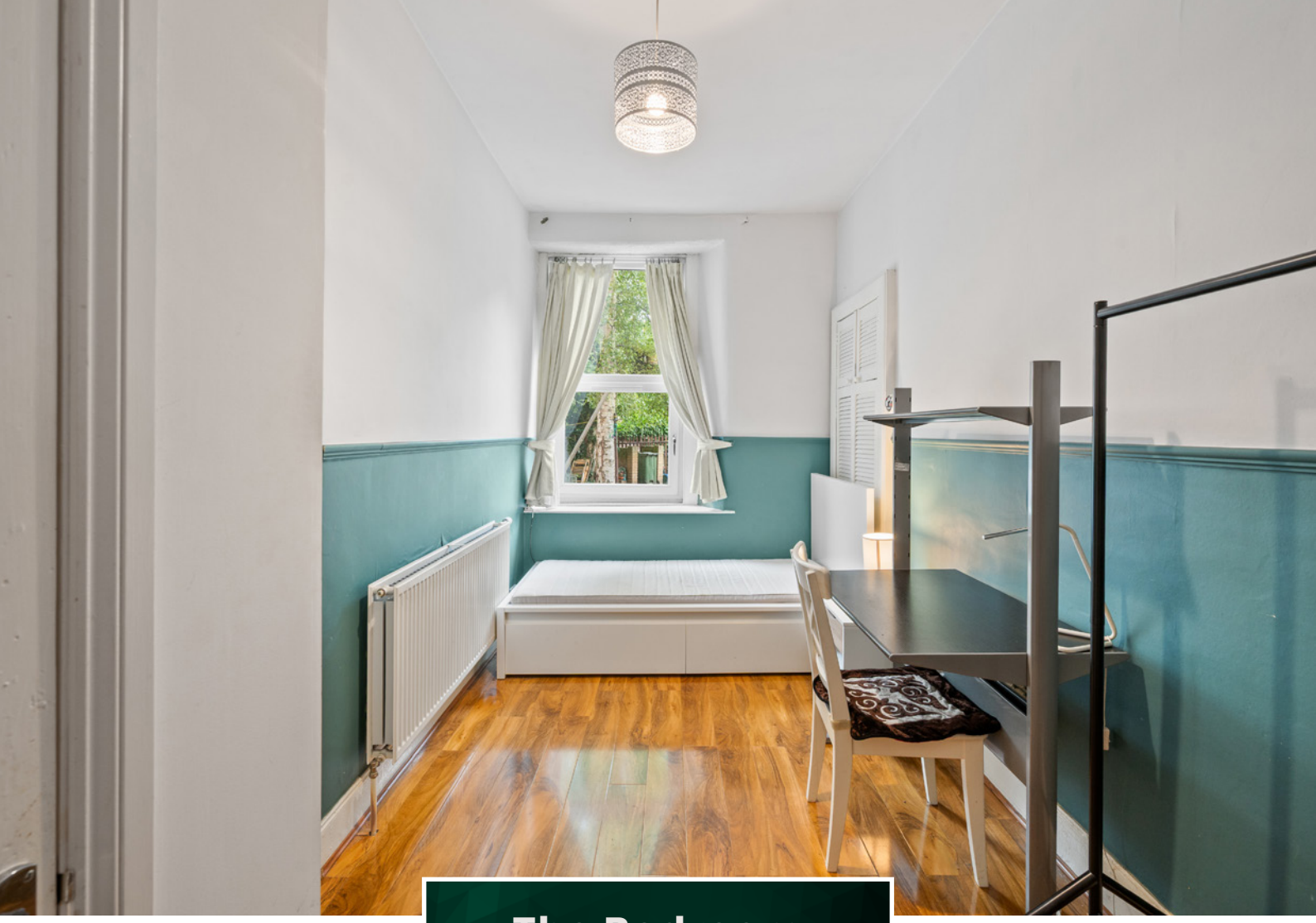
The Property











The Bedroom





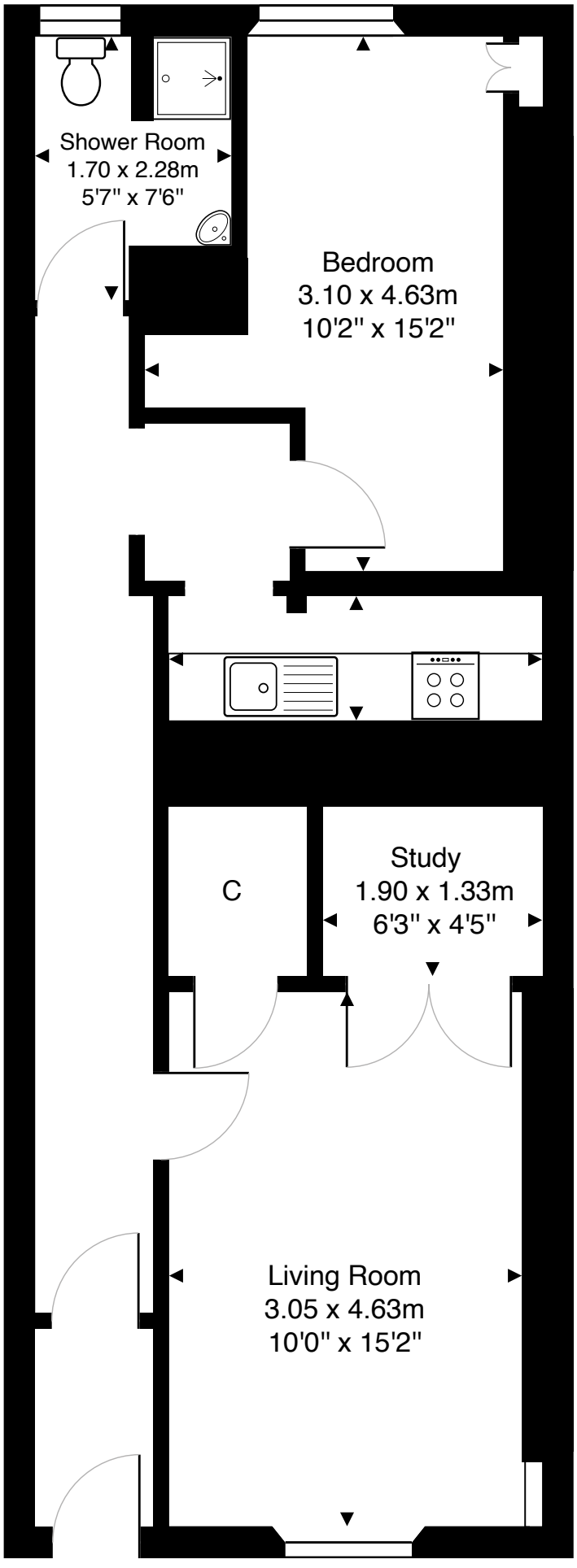












Gross internal floor area (m^2): 54m^2

EPC Rating: D

Floor Plan







Musselburgh is particularly popular with those looking to remain within easy commuting distance of Edinburgh. Regular bus and rail services provide convenient connections into the capital and surrounding areas, while excellent road links make travelling throughout East Lothian and beyond straightforward.

With its one-bedroom accommodation, convenient location and excellent access to both Musselburgh's amenities and Edinburgh, 40 Lochend Road North represents an attractive opportunity for a range of purchasers. Early viewing is highly recommended to appreciate the property and its location.

The Location



Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.

The Location

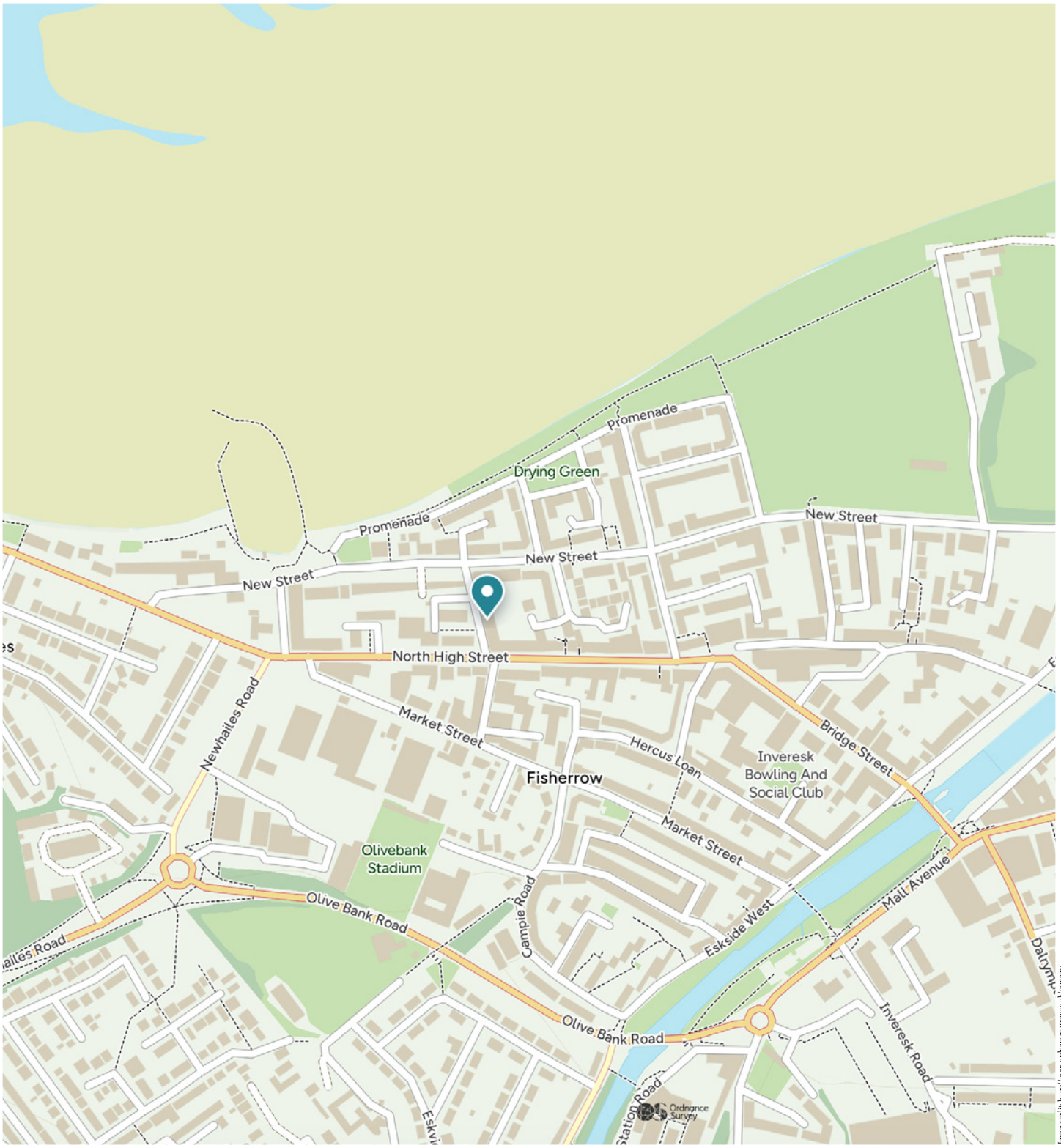


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY *of the* YEAR
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.