



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3F Kilwinning Street

Musselburgh EH21 7EB

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Nestled in a quiet cul-de-sac just steps away from the vibrant Musselburgh High Street, this lovely top-floor (second floor) flat offers a harmonious blend of tranquillity and convenience. Boasting fabulous views of Arthur's Seat, this generously proportioned residence is an ideal haven for those seeking both comfort and style.

You'll be captivated by the generous west-facing lounge, bathed in natural light from the impressive triple corner windows. The feature fireplace adds a cosy touch, making it the perfect space to unwind or entertain. Adjoining the lounge, you'll find a well-appointed dining kitchen. This delightful home features three spacious double bedrooms, each offering ample room for relaxation and personalization. The bright and airy bathroom, comes complete with a shower over the bath.

Property Summary

- Peaceful setting, just off Musselburgh high street
- Beautifully presented with generous proportions
- West-facing corner lounge
- Well-appointed dining kitchen
- Three excellent double bedrooms
- Bright & airy three-piece bathroom
- Attic space
- Gas central heating & double glazing
- Small shared balcony & private garden to rear
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - C

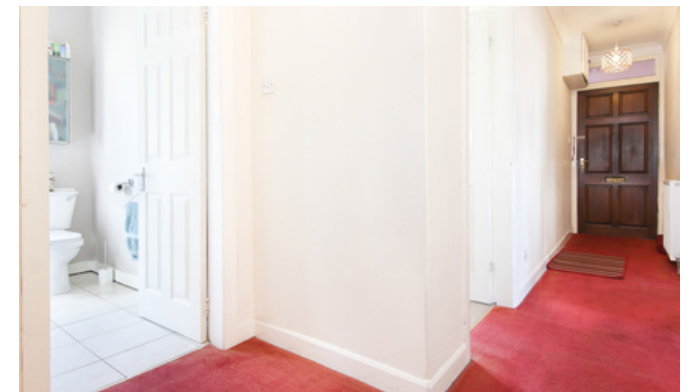
Home Report Value - £200,000







Peaceful setting
in the heart of
Musselburgh, yet
close to local
amenities





On the communal landing there is a shared balcony area, where you can enjoy a morning coffee while soaking in the peaceful surroundings. The private garden to the rear offers an additional outdoor retreat.

Ample unrestricted on-street parking

Extras: all fitted floor coverings, window furnishings, light fittings and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



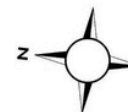
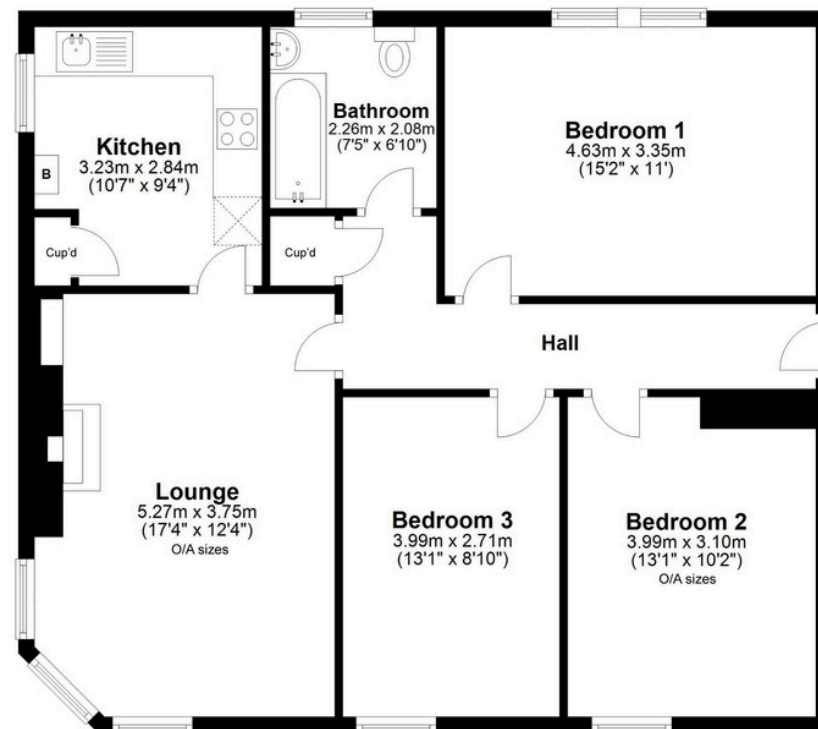
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Second Floor
Approx. 83.5 sq. metres (898.7 sq. feet)

Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.