

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents



20 ESKVIEW TERRACE,
MUSSELBURGH, EAST LoTHIAN, EH21 6LT

Set in a picturesque position by the River Esk, this well-presented and deceptively spacious two-bedroom first-floor apartment in Musselburgh offers a charming lifestyle, ideal for first-time buyers, couples, or professionals.

Accessed via rear steps that overlook the private garden, the front door opens into a bright entrance vestibule leading to a welcoming hallway. To the rear of the property, a generously sized, south-east-facing living and dining room enjoys abundant natural light and a warm, inviting ambience, enhanced by plush carpeting and rich wall tones. Adjoining is a modern kitchen with a thoughtfully designed U-shaped layout featuring wood-effect cabinetry, crisp white worktops, and integrated appliances including a gas hob, oven, and extractor hood. A white tiled splashback completes the sleek finish. Both double bedrooms are carpeted and comfortably proportioned, offering flexibility for various layouts. The front-facing bedroom benefits from built-in wardrobes, providing excellent storage. The accommodation is completed by a stylish, well-appointed new shower room, featuring a chrome towel radiator, washbasin built into vanity, and WC.

Externally, the private, enclosed rear garden with useful storage within the enclosed staircase, offers a tranquil escape with a neat lawn and a peaceful paved seating area, perfect for relaxing or entertaining. Shed and fence are less than a year old. On-street parking is available to the front of the property.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Property features

- Two-bedroom first-floor apartment
- South-east-facing living and dining room
- Bright kitchen
- Two double bedrooms
- Modern shower room
- Double glazing
- Private enclosed garden
- On-street parking

Area

Musselburgh is a welcoming East Lothian town five miles east of Edinburgh city centre. It boasts an array of amenities including coffee shops, hairdressers, convenience stores, bars, and restaurants. Larger superstores including Tesco, Aldi and Lidl are just a short drive as is Fort Kinnaird Retail Park. Recreational opportunities include scenic River Esk walks; Musselburgh Racecourse, the second biggest in Scotland; Musselburgh Old Course Golf Club; Musselburgh Sports Centre with pool, sports hall, and gym; and the renowned golf courses and beautiful beaches of East Lothian. It is perfect for Queen Margaret University and there is local primary and secondary schooling. Regular bus services take you into the city centre in 30 minutes, and there is easy access to the A1 and City Bypass. Trains from Musselburgh Railway Station transport you into Edinburgh in under ten minutes.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

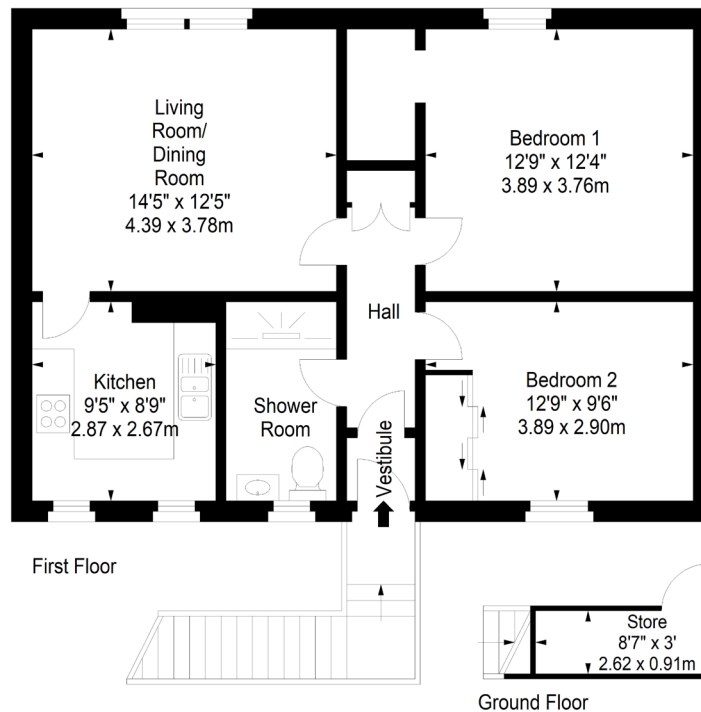
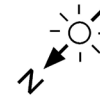
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**Eskview Terrace,
Musselburgh,
East Lothian, EH21 6LT**



Approx. Gross Internal Area
709 Sq Ft - 65.87 Sq M
Store
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M
For identification only. Not to scale.
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