

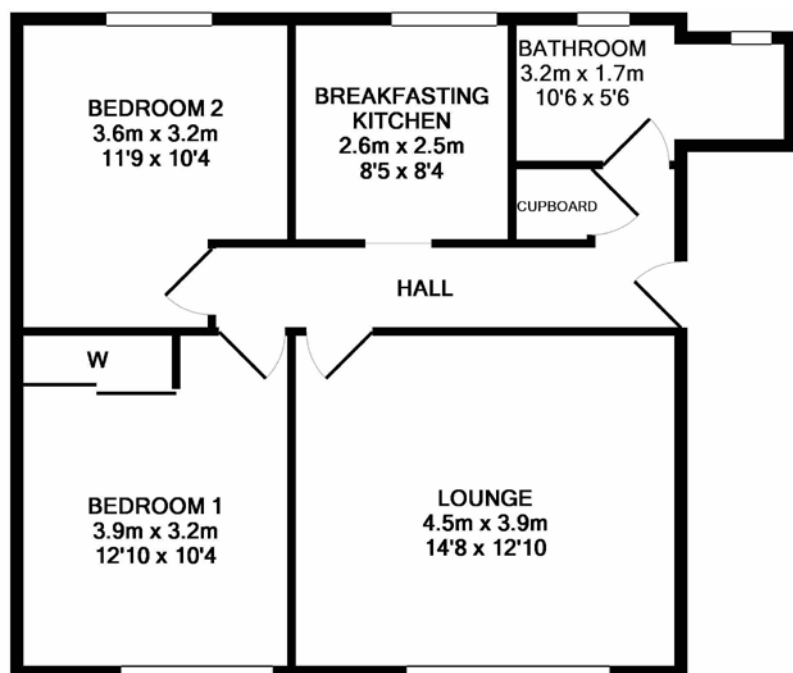
33F Rothesay Place, Musselburgh, EH21 7EX



## For Sale



Spacious and bright 2nd (top) floor flat within popular location. Hall, lounge, breakfasting kitchen with appliances, 2 double bedrooms and bathroom with both bath and shower enclosure. Loft space. Laminate flooring. Gas central heating and double glazing. Attractive outlook over Musselburgh Tennis Club. On street parking. Ideal 1st purchase or rental investment.



Measurements are approximate. Not to scale. Illustrative purposes only  
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Rothsay Place, off Pinkie Road, lies approximately 7 miles east of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus and rail service available nearby. Alternatively, major access roads including the A1 and A720 Edinburgh City By-Pass allow for ease of commuting outwith the area. The historic town of Musselburgh has a wealth of amenities to meet everyday needs including shops, banks, post offices, supermarkets, medical centre and popular schools at both Primary and Secondary levels. Leisure facilities are also well provided for by way of Musselburgh Old Golf and Race Course, tennis club, public parks, River Esk walkway, picturesque harbour and beach with a number of retail parks in close proximity along with the tranquil East Lothian coastline.

#### Energy Performance Rating D

#### Viewings

Please see ESPC portal or arrange an appointment on 0131 226 9167 or 07912 148259

