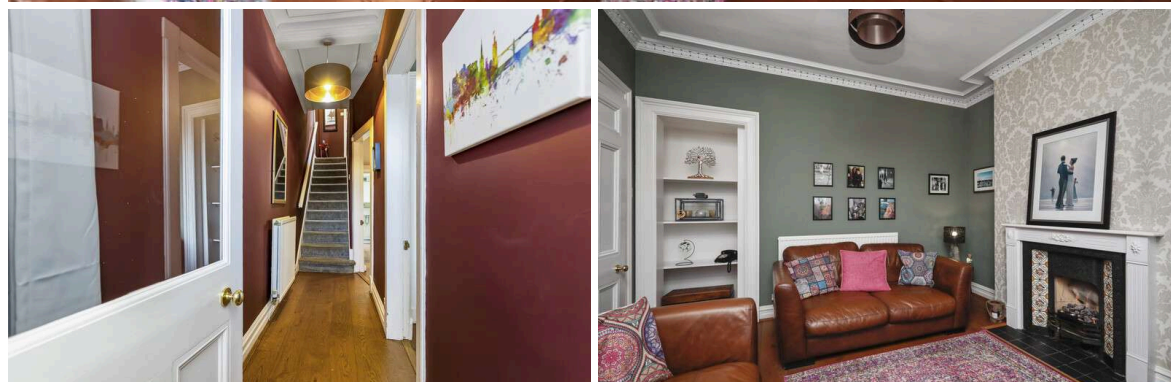




13 Promenade  
MUSSELBURGH | MUSSELBURGH | EH21 6DE

  
**warners**  
solicitors & estate agents



## 13 Promenade

MUSSELBURGH | EH21 6DE

Charming late Victorian terraced villa boasting wonderful views from a prime waterfront position and a sunny south-facing garden. The scenic harbour and beach are only a short stroll away and there's easy access to the town's excellent amenities. Viewing is essential to appreciate the fabulous features of this most appealing traditional stone built home. Sitting directly adjacent to the shores of the Forth, far reaching views across the water can be had from the large picture window in the front facing living room, whilst the main bedroom's elevated position also takes in the harbour and Arthur's Seat. Beautifully presented accommodation is on offer, including the cosy living room enhanced by decorative cornicework and a mantelpiece fitted with gas fire. A range of pale tone units set against solid wood worksurfaces provides ample storage in the kitchen, where there's plenty of space for a good sized dining table or a small sofa. A handy utility room is located off the kitchen. In addition to the main bedroom with its built-in storage space, the upper floor also accommodates the second double bedroom and a bathroom, with a WC located on the mezzanine level.

To the front of the property is a small garden which can take a patio set, ideal for sitting and enjoying the view! The fully enclosed rear garden includes a low maintenance artificial lawn and patio for sitting out. It's very sheltered and the south-facing aspect ensures maximum sunlight.

- Living room
- Kitchen/dining room
- Utility room
- Principal bedroom with built-in storage
- Second double bedroom
- Bathroom
- Separate WC
- Entrance vestibule with mosaic tiled floor
- Hallway
- Gas central heating
- Double glazing

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

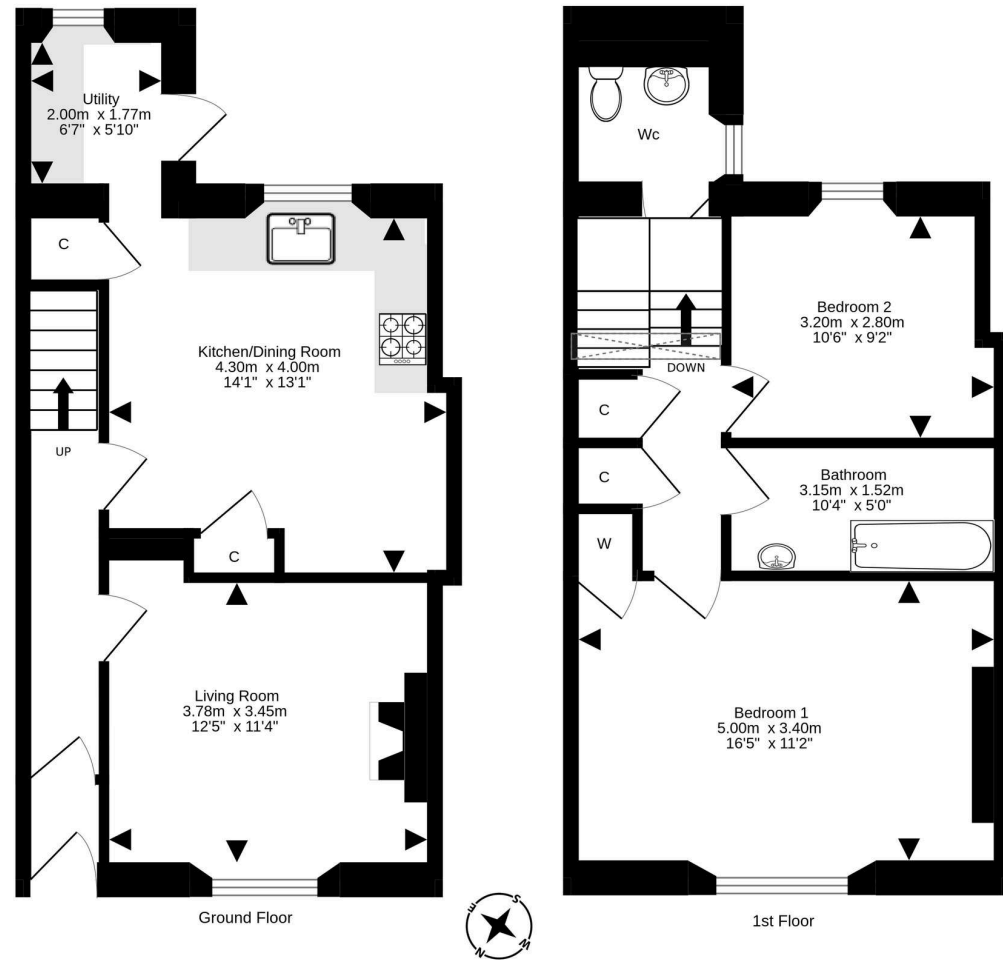


- Private gardens front and rear
- On-street parking

Included in the sale are the Aga, all white goods, all blinds and the leather sofas. EPC Rating E.

The popular East Lothian seaside town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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