



4 The Paddock, Balcarres Road

Musselburgh, East Lothian, EH21 7SP



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Well proportioned 1st floor flat overlooking Musselburgh Racecourse

- Sitting/dining room w/ open outlook
- Well-appointed kitchen
- 2 double bedrooms w/ built-in wardrobes
- Bathroom with 3-piece suite
- Allocated residents' parking space
- Views over Musselburgh Racecourse
- Ideal first home or investment
- Excellent location close to amenities
- Electric heating & double glazing
- Good storage



Offers Over:

£165,000



Further information can be found in the home report.

About the Property

Situated in a fantastic location overlooking Musselburgh Racecourse, this bright and spacious first floor flat offers generous accommodation, excellent storage and allocated parking, all within easy reach of local amenities and transport links.

Further benefits include electric heating & double glazing.

This is an ideal purchase for first time buyers looking to step onto the property ladder, or investors seeking a fantastic rental opportunity in a popular and well connected location.

Extras

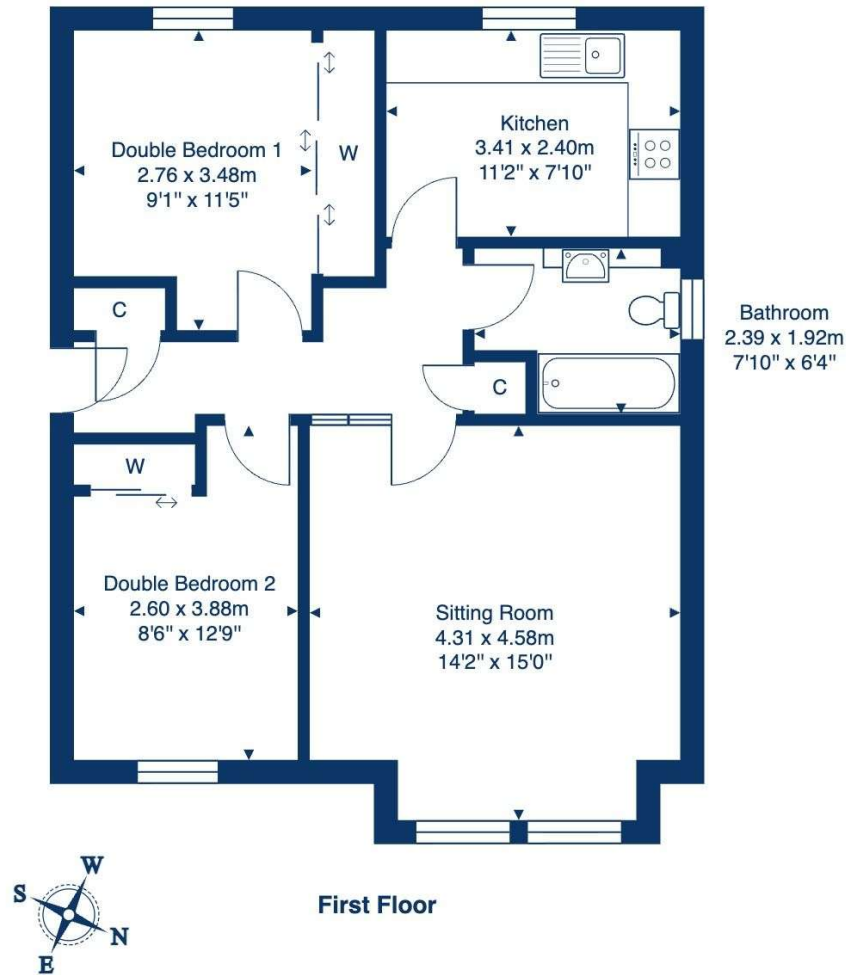
To include all fitted flooring, light fittings, blinds, curtains, curtain poles, cooker, fridge/freezer, and washing machine in the sale.

Management

There is a monthly fee of £40 payable to the Residents Association for the upkeep of the communal areas; this also includes block buildings insurance.



4 The Paddock, Balcarres Road, Musselburgh, EH21 7SB



Total Area: 61.7 m² ... 664 ft²

All measurements are approximate and for display purposes only.

Location

Just six miles east of Edinburgh, Musselburgh offers a charming coastal lifestyle with a promenade, harbour & sandy beach. The high street features local shops & supermarkets, with nearby retail park, Fort Kinnaird, providing shopping, eating & entertainment facilities. Residents enjoy outdoor pursuits including walking and cycling along the River Esk, sailing, golf at historic Musselburgh Links, racing at Musselburgh Racecourse. There are strong transport links to Edinburgh & the AI, making it a highly desirable location.





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