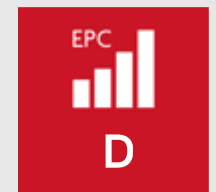
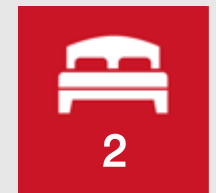
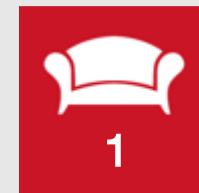




Thorntons
The right way to move

23b Dambrae, Musselburgh,
East Lothian EH21 7EG





Summary

Situated within a popular residential area of Musselburgh, 23B Dambrae offers bright and well-balanced accommodation extending to approximately 58 sq.m (627 sq.ft). The property features a spacious living room, a fitted kitchen/dining room, two bedrooms, and a family bathroom, making it an attractive home for first-time buyers, downsizers or investors alike. The layout has been thoughtfully arranged to maximise living space, with all principal rooms accessed from a central hallway. Generous room proportions and excellent natural light create a comfortable and welcoming living environment.

Features

- Two-bedroom upper floor flat
- Approx. 58 sq.m (627 sq.ft) of accommodation
- Spacious living room
- Large kitchen/dining room
- Well-proportioned double principal bedroom
- Additional double bedroom
- Modern bathroom
- Electric Heating; DG; EPC - D
- Convenient location close to local amenities
- Excellent transport links to Edinburgh and East Lothian

Room Measurements

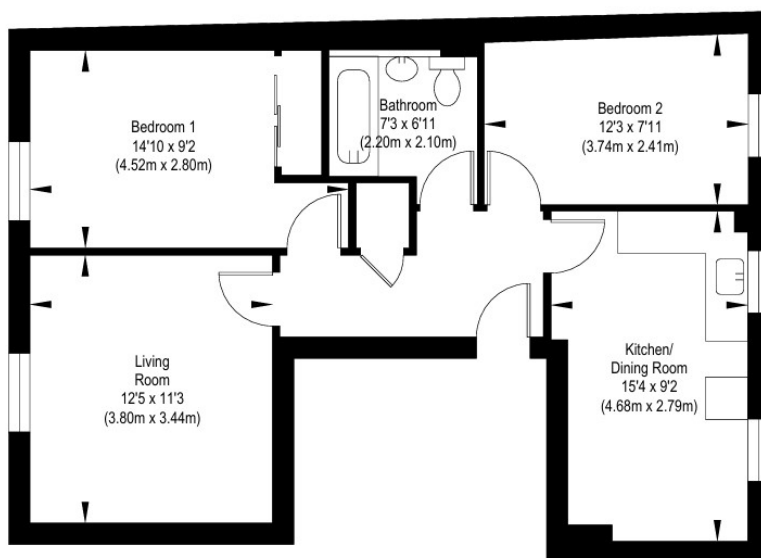
Living Room: 12'5" x 11'3" (3.80m x 3.44m)
 Kitchen/Dining Room: 15'4" x 9'2" (4.68m x 2.79m)
 Bedroom 1: 14'10" x 9'2" (4.52m x 2.80m)
 Bedroom 2: 12'3" x 7'11" (3.74m x 2.41m)
 Bathroom: 7'3" x 6'11" (2.20m x 2.10m)



Floorplan



Approx. Gross Internal Floor Area 58 Sq M / 627 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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