



20C Promenade,
Musselburgh, East Lothian, EH21 6DD



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Commanding striking views over the Firth of Forth is this beautifully presented top floor flat located in the sought after town of Musselburgh. The property has been upgraded by the present owner to include a new gas stove installed in 2024, new combination boiler in 2026 and all double glazed windows added in 2023.

There are a wealth of original features throughout include wood flooring to the bedroom, ceiling cornicing and natural wood doors and facings.

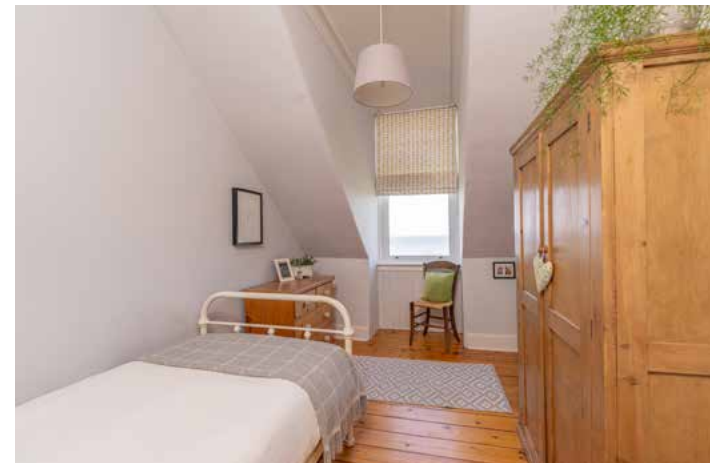
The accommodation includes an entrance hallway with cupboard and doors lead off to all rooms. The lounge is a lovely room with window to the front capturing the stunning vista, ceiling cornicing and a gas stove with wooden mantle and tiled hearth. The dining kitchen has a bay window to the rear with window seat and this good sized room is fitted with a range of base and wall units with Belfast style sink and the electric oven, gas hob, hood, washing machine and fridge/freezer shall remain. There is a bedroom to the front and a bathroom with window to the rear which is fitted with a three piece white suite with shower over the bath.

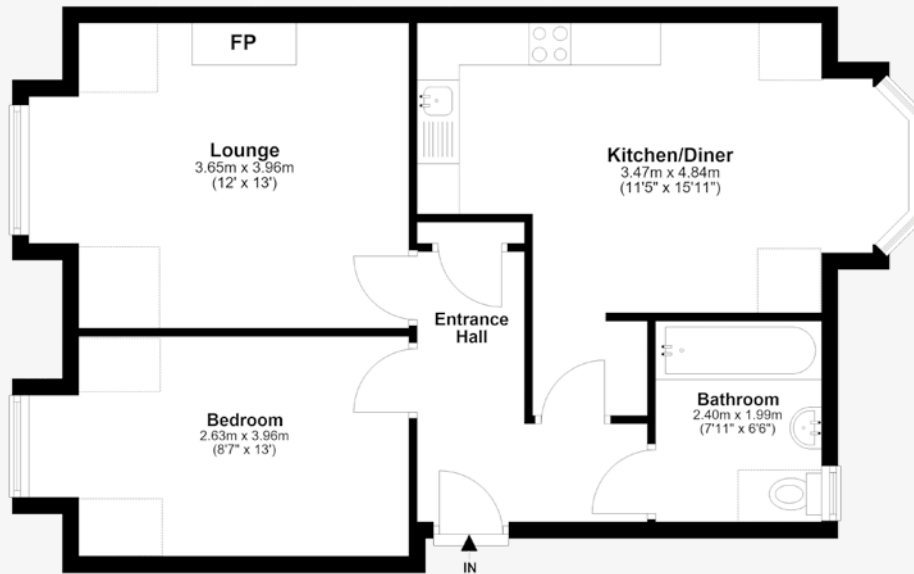
Externally, there is a shared patio garden to the rear and an exclusive outhouse providing external storage. To the front is a large drying green. Beyond the drying green is access to the beach adding further to this properties appeal.

Early viewing is essential to fully appreciate this lovely home, the striking viewings and location on offer.

The curtains are available by separate negotiation and the light shades in the lounge and bedroom will be removed prior to sale.

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Excellent road and public transport provides links to the city which is ideal for the daily commuter.





Accommodation

Lounge:	3.66m x 3.96m	(12' x 13')
Dining Kitchen:	4.85m x 3.48m	(15'11" x 11'5")
Bedroom:	3.96m x 2.62m	(13' x 8'7")
Bathroom:	2.41m x 1.98m	(7'11" x 6'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

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