

COULTERS[©]

2 MANSFIELD AVENUE

MUSSELBURGH, EAST LoTHIAN, EH21 7DP

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and thoughtfully upgraded by the current owner, this delightful main door lower flat offers a charming blend of period character and sophisticated contemporary style. Ideally located close to the excellent range of local amenities in the East Lothian coastal town of Musselburgh, the property further benefits from private off-street parking and access to a shared rear garden. The spacious dual-aspect sitting room is a particularly attractive reception space, flooded with natural light and offering ample room for both a comfortable lounge area and a separate dining area. Period features are complemented by a tasteful finish, creating a welcoming and elegant space for everyday living and entertaining.

KEY FEATURES



Beautifully presented, well proportioned, end terraced lower villa.



Spacious double bedroom filled with natural light.



Private front garden and shared rear garden.



Driveway with space for two cars.



Located in the popular East Lothian town of Musselburgh.



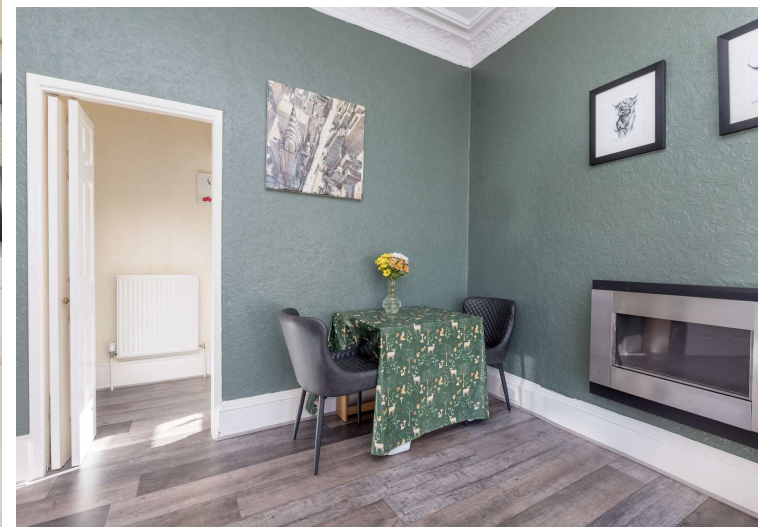
An array of local shops and amenities within walking distance.



EPC Rating - D



Council Tax Band - B



The south-facing kitchen has a range of wall and base-mounted cabinetry, together with a gas hob, extractor hood, electric oven, washing machine, fridge and freezer. Also enjoying a south-facing aspect, the bright double bedroom benefits from fitted wardrobes and direct access to the rear shared garden. The modern bathroom was upgraded by the current owner in 2022 and is fitted with a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a private front garden and a long driveway providing off-street parking for two cars. To the rear, the shared garden and drying green is mainly laid to lawn, with a decked area providing a useful space for outdoor seating.

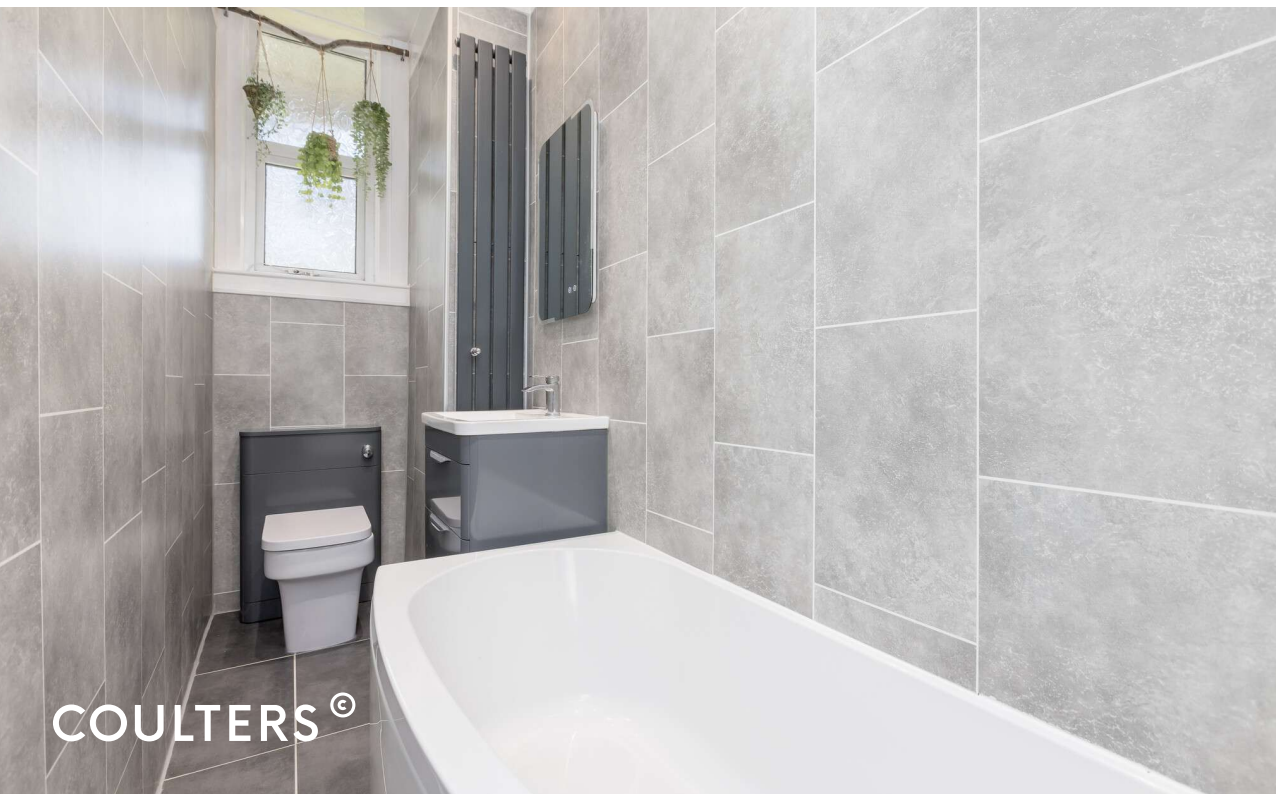




THE LOCAL AREA

Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian.

Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach.



Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS

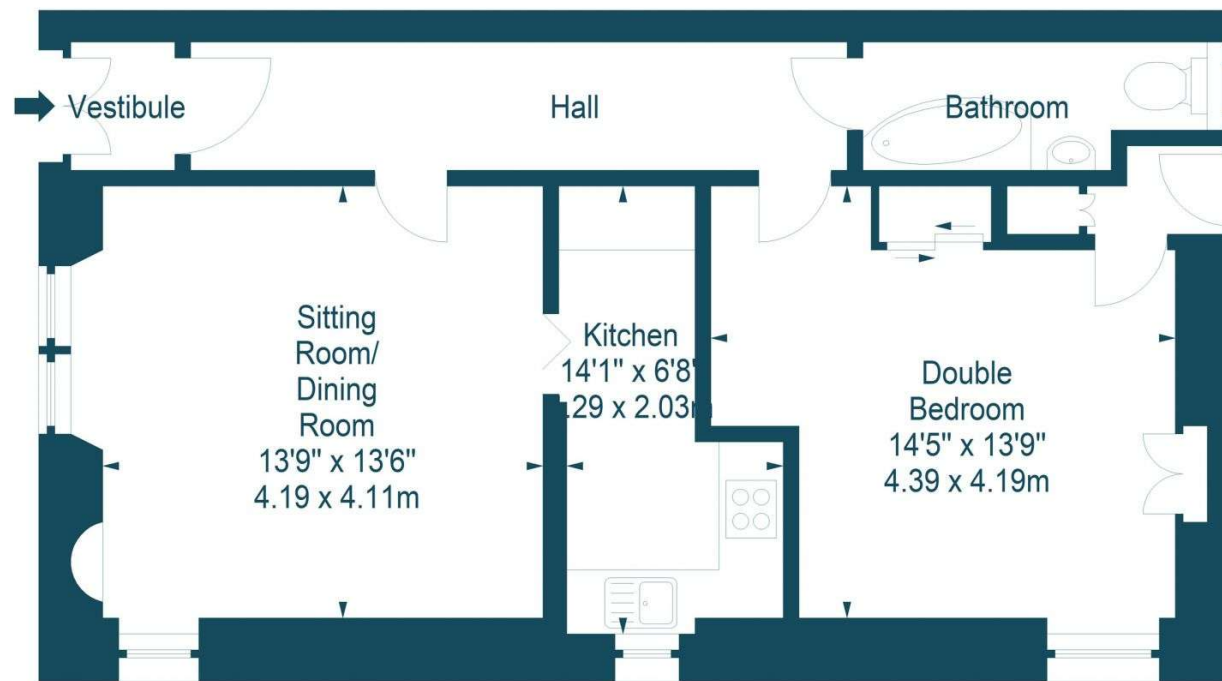
The garden shed, bedroom wardrobe, integrated kitchen appliances and light fittings are included in the sale price.



Mansfield Avenue,
Musselburgh,
East Lothian, EH21 7DP



Approx. Gross Internal Area
630 Sq Ft - 58.53 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.