



54B Hercus Loan  
MUSSELBURGH | EH21 6AZ

  
**warners**  
solicitors & estate agents



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Warners are delighted to offer to the market this attractive ground floor flat, pleasantly situated on Hercus Loan in the popular coastal town of Musselburgh. Offering well-proportioned and easily maintained accommodation, the property would make an excellent first-time purchase, buy-to-let investment or comfortable home for a downsizer.

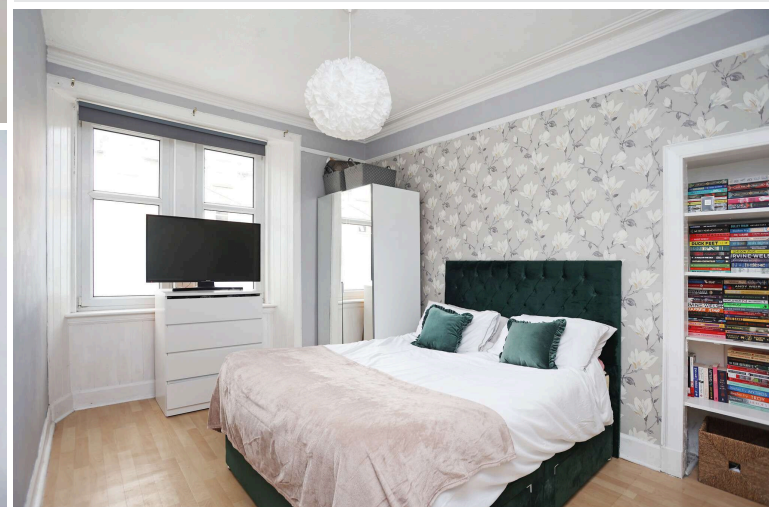
The accommodation comprises an entrance hallway, a bright and spacious living room with ample space for both lounge and dining furniture, a recently renovated kitchen, a generous double bedroom with excellent fitted storage and a recently renovated bathroom with walk-in shower cubicle. The property further benefits from double glazing and gas central heating, ensuring a comfortable home throughout the year.

Externally, the property enjoys the particularly attractive benefit of a private front garden, while a communal rear garden provides additional outdoor space. On-street parking is available nearby.

Musselburgh offers an excellent range of local amenities, including shops, caf s, restaurants, schools and recreational facilities, while the nearby coastline, beaches and open green spaces provide plenty of opportunities for outdoor pursuits. There are excellent transport links into Edinburgh and surrounding areas, making this an appealing choice for commuters.

- Attractive ground floor flat
- Spacious living room
- Recently renovated bathroom
- Recently renovated kitchen
- Private front garden & communal rear garden
- Popular Musselburgh location with excellent amenities

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



Council tax band: B, EPC rating: C

Extras to be included in sale: Oven, integrated fridge freezer , curtains and blinds .

The popular East Lothian 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.

