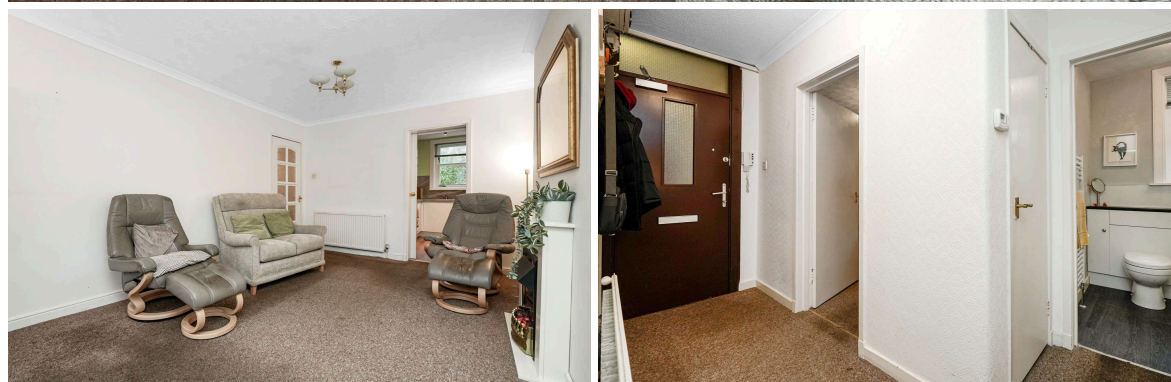




81C Hercus Loan  
MUSSELBURGH | EAST LoTHIAN | EH21 6BA

  
**warners**  
solicitors & estate agents



## 81C Hercus Loan

MUSSELBURGH | EAST LoTHIAN | EH21 6BA

Warners are delighted to present to the market this spacious two-bedroom flat, ideally situated in the popular coastal town of Musselburgh. Offering generously proportioned accommodation throughout, a modern kitchen and excellent access to local amenities, this property represents an appealing opportunity for a variety of buyers.

The accommodation is well suited to modern living, with spacious rooms offering flexibility for both relaxing and entertaining. The modern kitchen provides a practical and attractive space for everyday meal preparation, while gas central heating and double glazing ensure added comfort and efficiency.

The property enjoys a convenient location, with a range of local shops and everyday amenities within walking distance. Musselburgh's attractive coastline and beach are also easily accessible on foot, providing the perfect setting for leisurely coastal walks and enjoying the outdoors.

Offering spacious accommodation in a popular and well-connected location, this property is likely to appeal to first-time buyers, couples, downsizers and buy-to-let investors alike. Early viewing is recommended to fully appreciate the space and location on offer.

- Spacious two-bedroom accommodation
- Generously proportioned rooms throughout
- Modern kitchen
- Gas central heating and double glazing
- Within walking distance of local shops and amenities
- Conveniently located for Musselburgh beach and scenic coastal walks

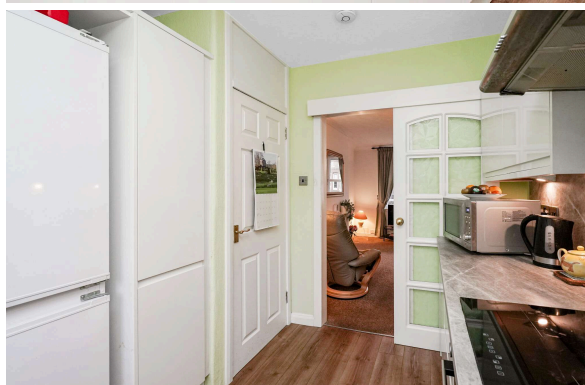
Extras included in the sale are the washing machine, fridge freezer, tumble dryer and mirrored wardrobes.

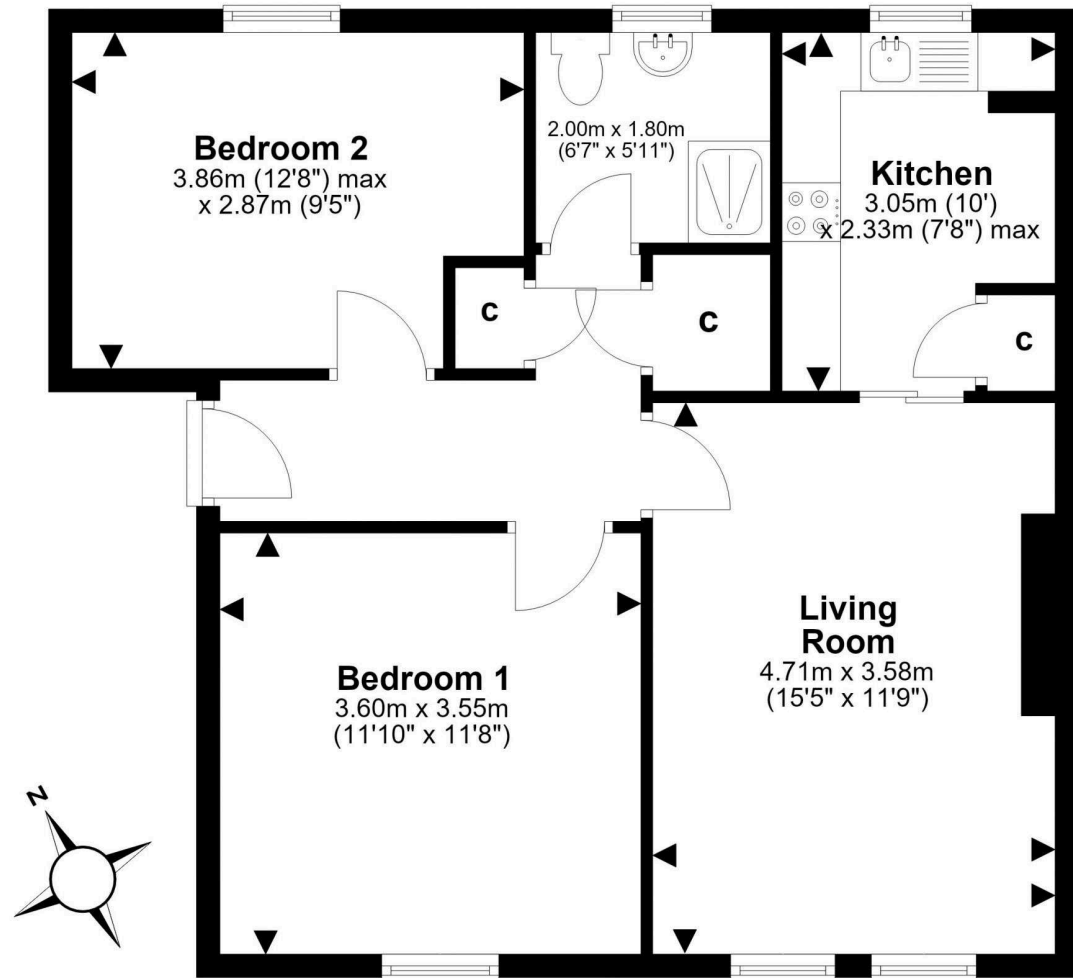
Energy rating C. Council Tax Band B.

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



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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.