

20J Lochend Road North

MUSSELBURGH, EAST LOTHIAN, EH21 6BG



*Stylish One-Bedroom Flat In
Musselburgh with Excellent Views*



0131 524 9797



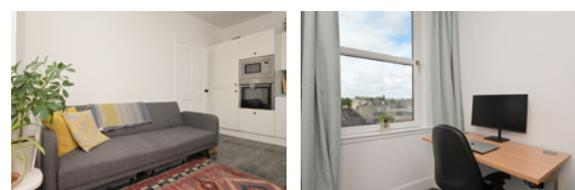
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Offered to the market in true walk-in condition, this beautifully presented top-floor one-bedroom flat on Lochend Road North offers an ideal opportunity for first-time buyers or those seeking a sound investment.

THE LIVING ROOM/KITCHEN



Upon entering the property, you are welcomed into a hallway that leads directly into a bright and spacious open-plan kitchen/living area. The modern kitchen is fitted with a gas hob, oven, microwave, and integrated fridge/freezer. A convenient peninsula enhances the available workspace and creates a natural divide between the kitchen and the living area. The living space itself is well-sized and filled with natural light thanks to a large, double-glazed window.





Further along the hallway is a generously proportioned double bedroom, offering ample space for a double bed and freestanding furniture. Completing the accommodation is a modern bathroom fitted with a classic three-piece suite.

THE BATHROOM



THE BEDROOM



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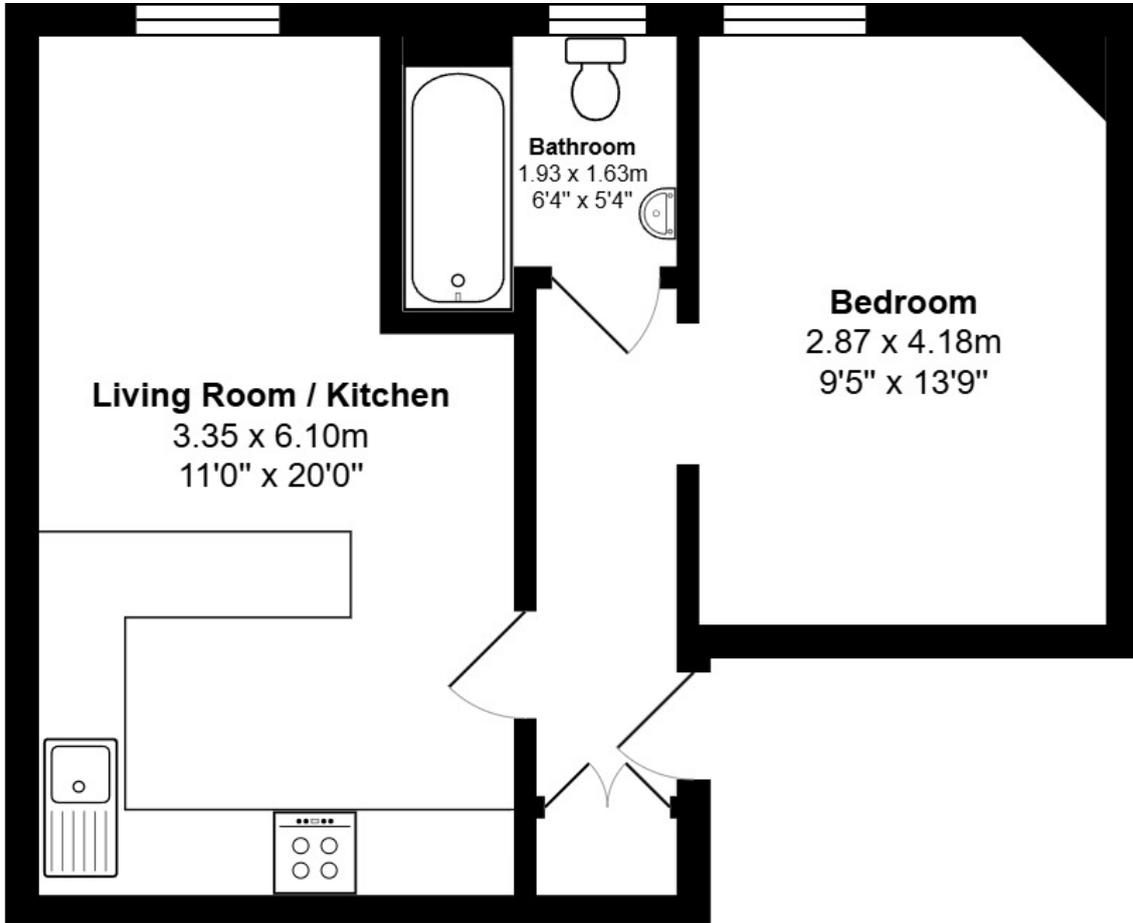
Externally, residents benefit from access to a communal garden and on-street parking.

This attractive flat is located in a popular area of Musselburgh, close to local amenities, transport links, and green spaces, making it a perfect home or an excellent buy-to-let investment.

EXTERNALS

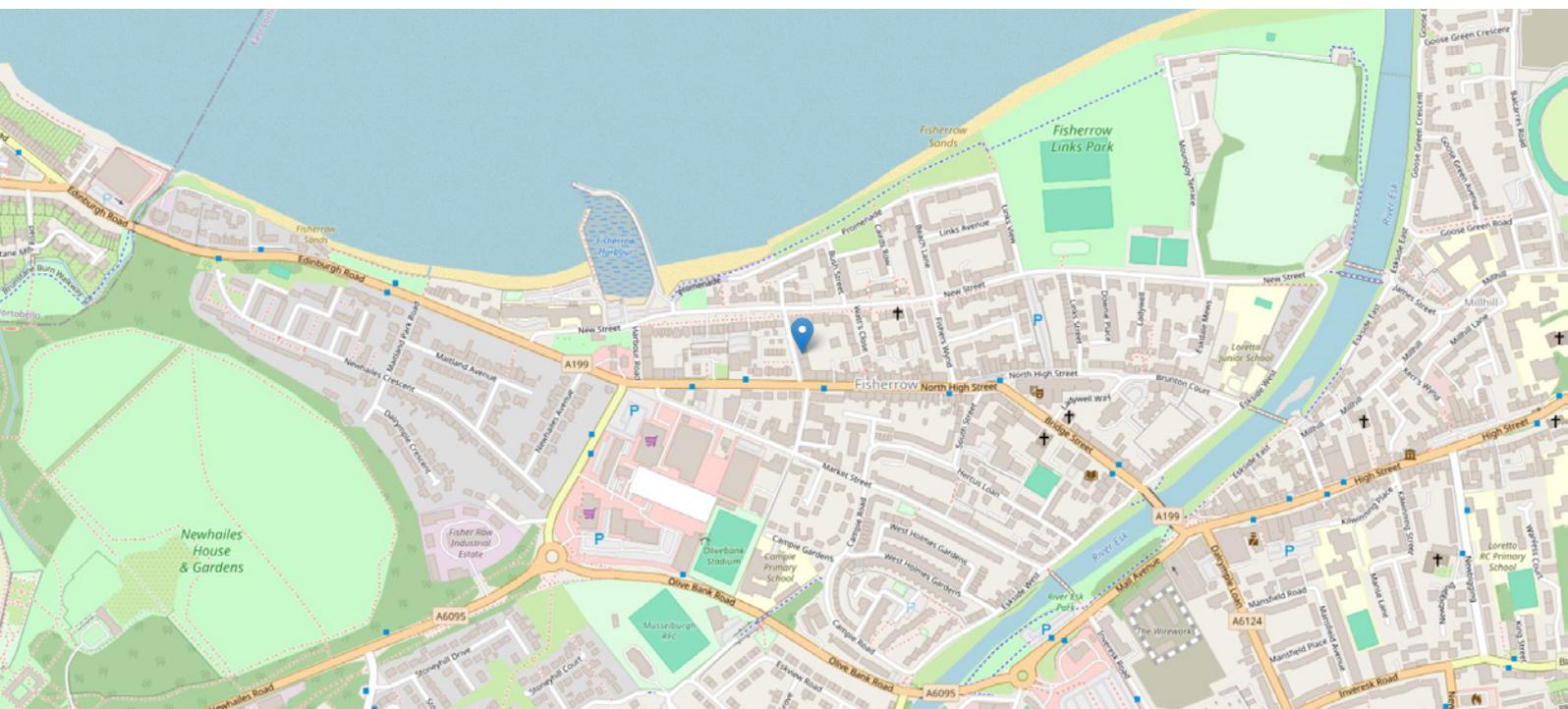


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 43m² | EPC Rating: D



THE LOCATION

Musselburgh is a vibrant, historic coastal town situated on the edge of Edinburgh, offering the perfect blend of city access and seaside charm. With the City Bypass diverting through traffic, the town centre remains calm and welcoming, ideal for relaxed day-to-day living.

Local amenities are excellent, with a wide range of shops, banking services, and a Tesco Extra all within easy reach. Fort Kinnaird Retail Park and ASDA are just a short drive away for more extensive shopping.





Musselburgh is also known for its characterful artisan bakery, popular cafés, and family-run ice cream parlours — adding real heart to the community. A scenic cycle path into Edinburgh offers a safe and green alternative for commuters or weekend rides. Musselburgh Station provides direct trains to Edinburgh Waverley in under 10 minutes, and regular bus services ensure excellent public transport connections.

For leisure, residents enjoy access to Musselburgh Sports Centre, Lewisvale Park, golf courses, a coastal windsurfing pond, and local walking routes. The town also serves as a gateway to East Lothian's beautiful countryside, coastline, and world-renowned golf destinations like Muirfield. Nearby towns such as Haddington and North Berwick offer even more opportunities for exploring, shopping, and relaxing by the sea.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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