



**13 Mansefield Road**  
**Musselburgh, EH21 7DS**



# "13 Mansfield Road is a rarely available main door flat with its own private gardens to both the front and rear"

- ENTRANCE VESTIBULE
- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



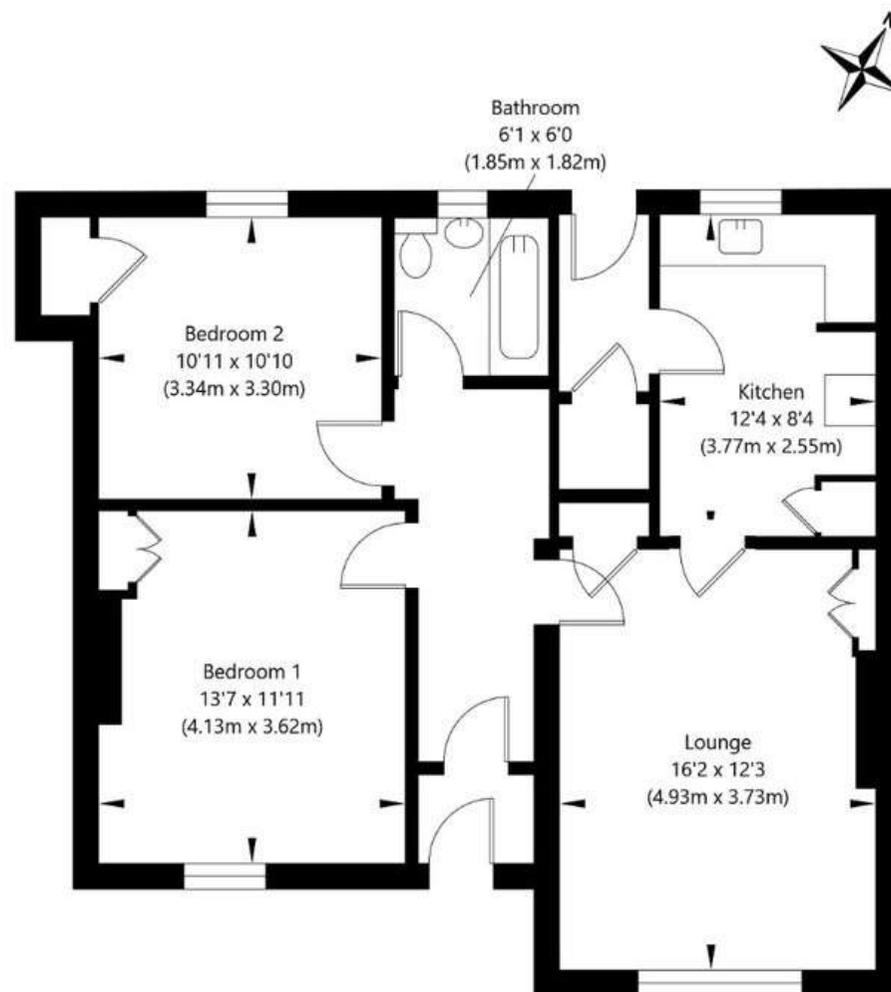
### DESCRIPTION

13 Mansfield Road is a rarely available main door flat with its own private gardens to both the front and rear, situated within a quiet, central Musselburgh locale. The accommodation comprises: vestibule; hallway with cupboard space off; bright and spacious living room overlooking the enclosed, southeast facing front garden; kitchen with ample floor and wall mounted storage units; front facing double bedroom 1 with built in cupboard space; rear facing double bedroom 2 with built in cupboard space and a family bathroom with a three-piece white suite, window to the rear and extensive wall tiling which completes the accommodation on offer. Further benefits include: gas central heating; double glazing; unrestricted street parking and great local amenities and transport links.

### EPC RATING

The energy efficiency rating for this property is band D

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