



Thorntons 
The right way to move

46B Hercus Loan, Musselburgh

East Lothian, EH21 6AZ

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Summary

Benefiting from a private garden and residents' parking, this ground floor flat lies within an established development in the popular seaside town of Musselburgh, less than 30 minutes' commute from central Edinburgh with excellent day/night bus services and road links. The interiors offer exciting opportunities for modernisation and include two rear-facing bedrooms, a bathroom, good built-in storage, and a kitchen openly adjoined to a spacious reception room.

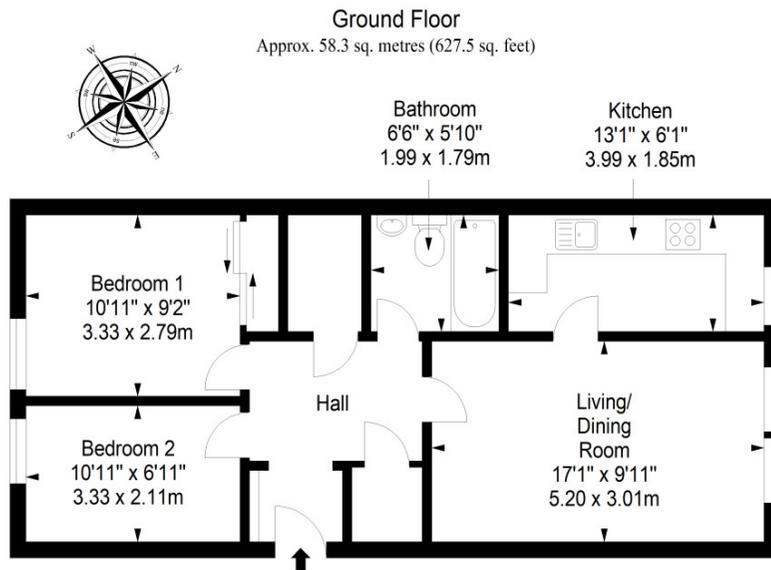
Extras: All fitted floor and window coverings and light fittings are included.

Features

- Popular coastal location, close to the beach and promenade
- Ground-floor flat with updating opportunities
- Secure entry system
- Airy entrance hall with good storage
- Spacious living/dining room open to:
- Bright fitted kitchen
- One double bedroom with storage
- One single bedroom/home office
- Bathroom with a shower-over-bath
- Private front garden
- Unrestricted residents' parking
- Gas central heating and double glazing



Floorplan



Total area: approx. 58.3 sq. metres (627.5 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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