



20H Lochend  
Road North  
Musselburgh  
East Lothian, EH21 6BG



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## Property Summary

Situated just a short stroll from Musselburgh's promenade, beach, and Fisherrow Harbour, this one-bedroom second-floor flat forms part of a handsome traditional building and represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike. The appealing flat is immaculately presented with stylish, contemporary interiors and pristine neutral interiors. In addition to the waterfront, the flat lies enviably close to shops, other everyday essential services, transport links (including the train station), Queen Margaret University, and green spaces, whilst the very heart of the capital is just over five miles away.

Please contact us for more information:

0131 555 7055 | [property@watermans.co.uk](mailto:property@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)



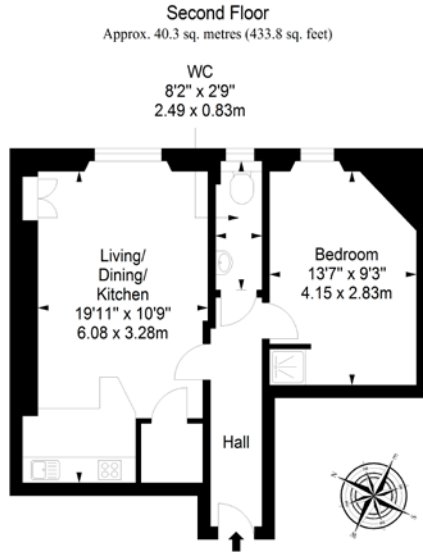
## Features

- Traditional second-floor flat in Musselburgh
- A short stroll from the beach and promenade
- Stylishly presented, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway
- East-facing open-plan kitchen, living, and dining room
- Good-sized double bedroom
- Shower cubicle and separate two-piece WC
- Access to a good-sized shared garden
- Unrestricted on-street parking
- Electric heating and double glazing





## Floorplan



Total area: approx. 40.3 sq. metres (433.8 sq. feet)

EPC Rating - D | Council Tax band - B | Home Report value - £140,000

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

[property@watermans.co.uk](mailto:property@watermans.co.uk)

ēspc rightmove  Zoopla.co.uk

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