



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2F Harbour Road

Musselburgh, East Lothian, EH21 6DL

2F Harbour Road

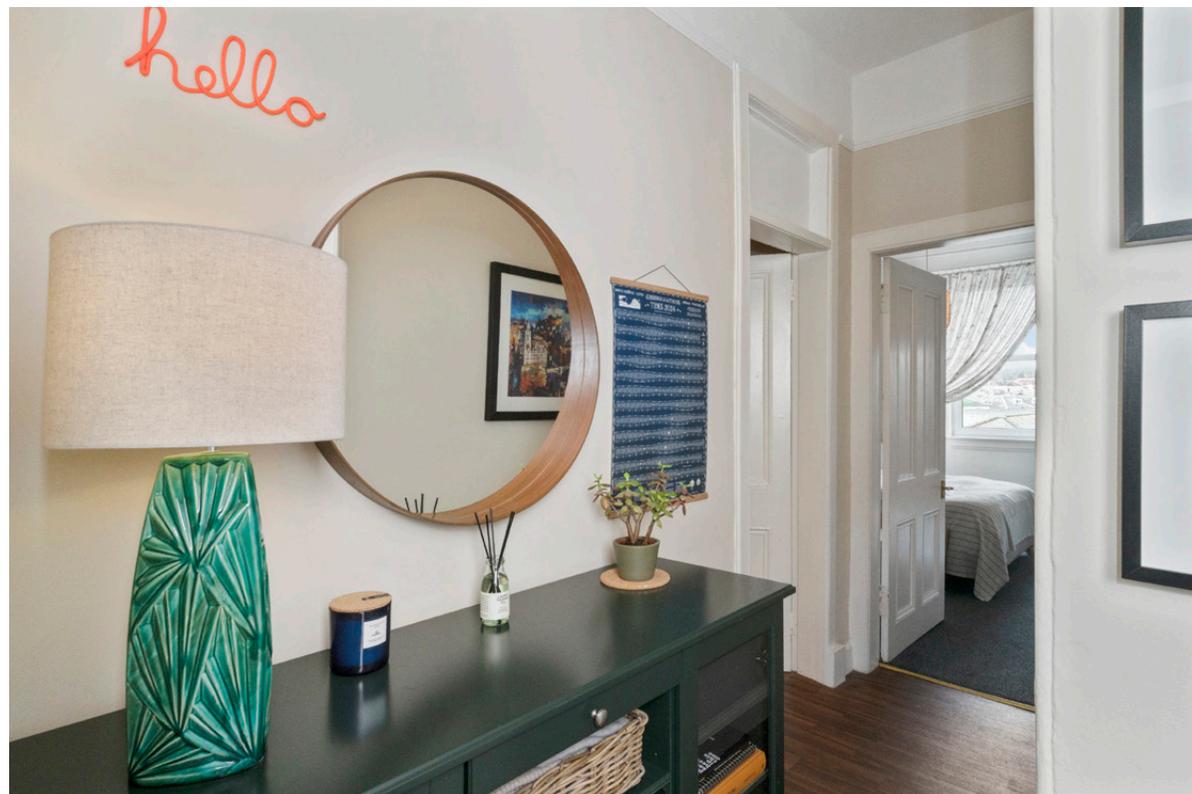
Enjoying scenic views across Fisherrow Harbour, Musselburgh, this appealing flat lies on the second floor of a traditional tenement offering access to a shared rear garden and unrestricted on-street parking. Heightened by classical features and stylish fittings, the tastefully understated interiors include a social open-plan reception room and kitchen, a bright bathroom, a spacious double bedroom, and a versatile study/box room. Edinburgh city centre is accessible from this prime coastal location within 30 minutes by car or day/night bus services.

Extras: All fitted floor coverings, window coverings, light fittings, freestanding white goods and integrated kitchen appliances will be included in the sale.



Property Summary

- Picturesque coastal views
- Attractive second-floor tenement flat
- Entrance hall with secure entry system
- Bright open-plan living room and kitchen
- One spacious double bedroom
- Versatile box room/study
- Bright bathroom with rainfall shower-over-bath
- Good incorporated storage
- Large shared rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B







Picturesque coastal views
with a bright open-plan
living room and kitchen







One spacious double bedroom, a versatile box room/study and a bright bathroom with rainfall shower-over-bath





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 57.4 sq. metres (617.8 sq. feet)

