



3G King Street
Musselburgh, East Lothian
EH21 7ER



2



1



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Set on a no-through road beside a public park, this traditional two-bedroom second-floor flat has a desirable location in Musselburgh, set within easy reach of amenities, schools, and transport links. The home offers bright and spacious accommodation, and it is beautifully presented throughout in neutral hues. Furthermore, it has a charming living room, a quality dining kitchen, and the versatility for one of the bedrooms to be used as an office (if preferred). It also features excellent storage to help keep the interiors neat and tidy.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and dishwasher), a freestanding fridge/freezer, a washing machine, and a tumble dryer to be included in the sale.

Features

- Second-floor flat in move-in condition
- Part of a traditional tenement building
- Convenient setting in popular Musselburgh
- Lightly decorated interiors throughout
- Welcoming hall with two cupboards
- Generous walk-in store just off the hall
- Bright and elegant living room
- Well-appointed dining kitchen
- Two double bedrooms (one with built-in wardrobe)
- Two-piece bathroom with overhead shower
- Separate two-piece WC
- Communal garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing











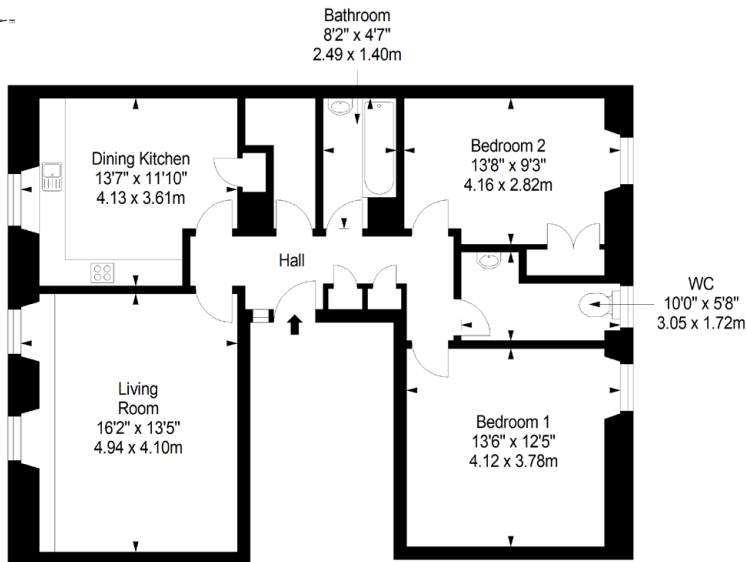
Floorplan



Watermans



Second Floor
Approx. 81.0 sq. metres (871.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

ēspc
rightmove



EPC Rating - D | Council tax band - C | Home report Value - £170,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.