

# MORTON FRASER

SOLICITORS



**MUSSELBURGH**  
7j Inveresk Road, EH21 7BJ

[www.morton-fraser.com/property](http://www.morton-fraser.com/property)



## MUSSELBURGH

7j Inveresk Road, EH21 7BJ

## VIEWING

By appointment telephone

0131 247 1010

## PRICE

Offers Around £110,000

**Bright, top (third) floor flat centrally located within Musselburgh close to the attractive riverside. The flat is situated in a well tended tenement. The accommodation which is well presented throughout comprises hall, sunny livingroom room with large storage cupboard, feature fire surround with brushed stainless steel fire. Breakfast kitchen with a good range of top and base units and breakfast bar. Double bedroom with outlook to rear. Bathroom with a 3 piece white suite and Triton shower. The property benefits from gas central heating and double glazing. There is a spacious shared garden/drying area located to the rear of the property.**

## LOCATION

Musselburgh is a popular thriving harbour town on the coast of the Firth of Forth and approximately eight miles from Edinburgh City Centre. It has a full range of shops, as large Tesco supermarket and services including banking. It has a railway station serving Musselburgh between the Edinburgh and North Berwick line and a regular bus service. Local amenities include excellent golf courses, the Brunton Hall Theatre and the famous Musselburgh Racecourse. There are both primary and secondary schools nearby and Edinburgh Queen Margaret University. There are excellent shopping facilities in the nearby Fort Kinnaird which includes Marks & Spencer.

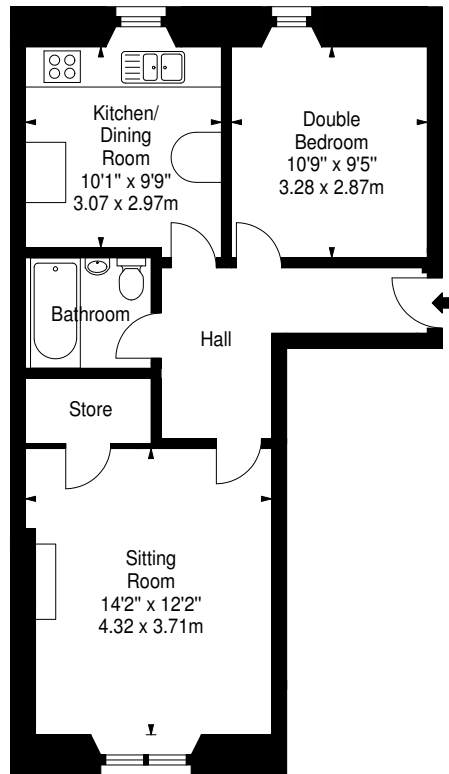
## FIXTURE AND FITTINGS

Extras to be included in the price are all fitted carpets and cooker.

## PARKING

There is on street parking within the area.

Inveresk Road, EH21 7BJ  
Approx. Gross Internal Area  
535 Sq Ft - 49.70 Sq M



### Third Floor

For identification only. Not to scale.  
© Square Foot Media 2011

#### MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

