



## Flat H, 30 Promenade

Musselburgh, East Lothian, EH21 6LD

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Set on the top floor of a traditional tenement building in Musselburgh, boasting expansive sea views, this flat comprises spacious, well-presented interiors including a spacious reception room, a sunny dining kitchen, a double bedroom, and a modern bathroom. It also benefits from unrestricted on-street parking and a communal rear garden. Situated along the promenade, directly by the beachfront, the flat enjoys enviable proximity to local amenities and convenient transport links to central Edinburgh.

A communal stairwell gives access to a central hall area with storage, which welcomes you with well-presented, modern interiors - a theme found throughout the flat. Overlooking the stunning, expansive beachfront is a spacious living room. Here, ample space is for lounge furnishings arranged around a wall-set fireplace and a sizeable desk along with all other home office/study area needs. The room is enhanced by recessed shelving and soft carpeting. Further along, the hallway is a sunny dining kitchen. Fitted with a range of integrated and freestanding appliances (including a five-burner gas hob, a double oven, and a washing machine), the kitchen benefits from contemporary navy blue cabinetry with brass-inspired handles, quality wood-toned worktops, stylish splashback and ample space for seated dining.

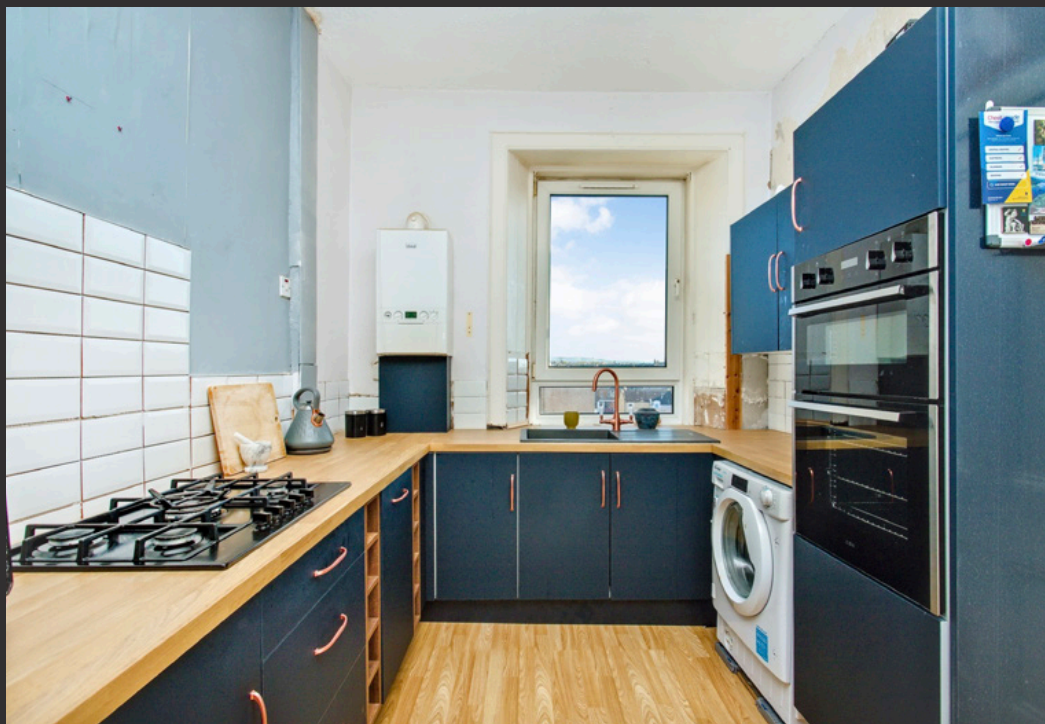
## Features

- Top/third-floor in Musselburgh
- Part of a traditional tenement
- Stunning sea/harbourside views
- Well-presented, contemporary interiors
- Entrance hall with storage
- Generous living room with sea views
- Well-appointed dining kitchen
- Spacious double bedroom
- Modern family bathroom
- Communal rear garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - TBC
- Council Tax Band - TBC









“Generous living room with sea views,  
a well-appointed dining kitchen  
and a spacious double bedroom”











Completing the flat is a double bedroom and a bathroom. The bedroom is a good-sized double, presented with light décor and fitted carpets, with excellent floorspace for a wide selection of bedroom furniture. A modern bathroom completes the interiors, providing a three-piece suite that comprises a WC suite, a basin with vanity storage and a fitted bathtub.

Gas central heating and double glazing ensure year-round comfort and efficiency, making it a cosy and cost-effective home.

Externally, residents have access to well-tended communal gardens. There is also ample, unrestricted on-street parking to the front.

## Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

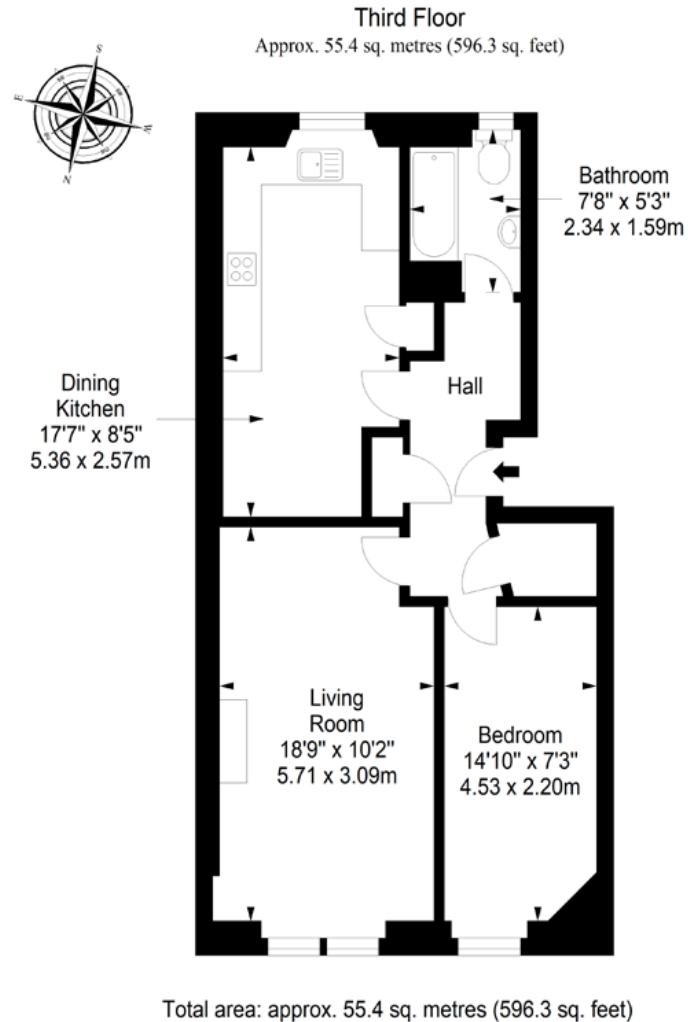








# Floorplan



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