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5 Hercus Loan

Musselburgh, East Lothian, EH21 6AU



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Welcome to

5 Hercus Loan

Set near the River Esk in the heart of Musselburgh, within commuting distance of the capital, this ground-floor, main door flat is sure to appeal to a wide range of buyers, including first-time buyers, couples, downsizers, young families, and commuting professionals alike. The modern flat enjoys a southeasterly aspect and freshly decorated modern interiors. The home comprises two double bedrooms (one with a built-in wardrobe), a spacious living room with storage, an attractive double-aspect breakfasting kitchen, and a three-piece shower room. Outside, there are communal gardens and on-street parking. Additionally, the flat lies within easy reach of shops, supermarkets, schools, bus/road links and scenic outdoor spaces, including the beach and the promenade.

General Features

- Ground-floor flat in an established development
- Sought-after coastal location in Musselburgh
- Private main entrance
- Entrance vestibule and hall
- Sunny and spacious living room
- Dual-aspect breakfasting kitchen
- Main bedroom with a built-in wardrobe
- Versatile second bedroom with storage
- Modern shower room
- Communal garden grounds
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows
- Council Tax Band - C

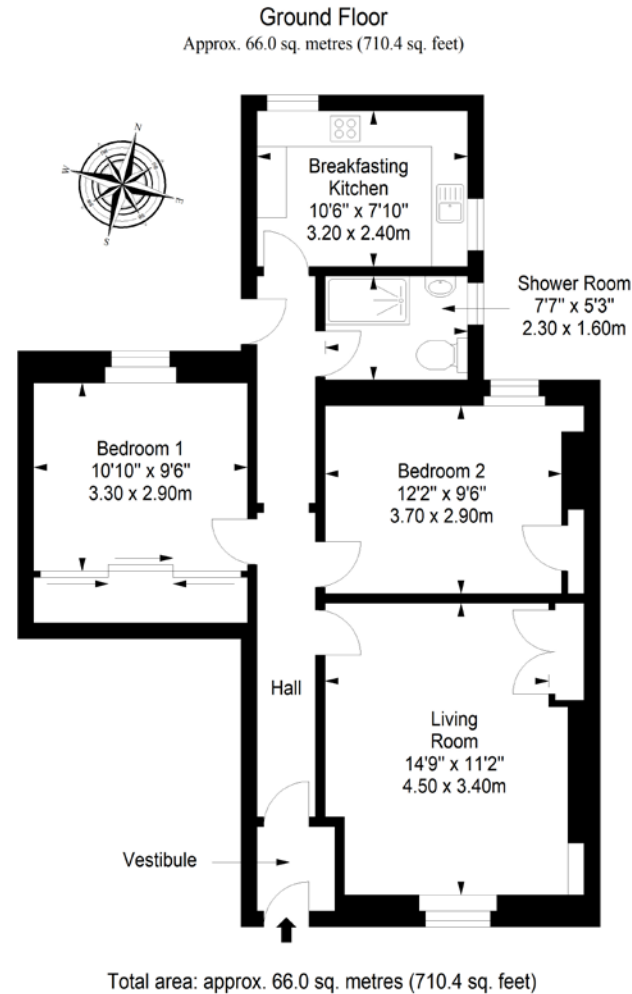


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floorplan

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



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T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

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