



BALCARRES ROAD

2B Balcarres Road  
MUSSELBURGH | EH21 7SB

**warners**  
solicitors & estate agents



## 2B Balcarres Road

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A rare opportunity has arisen to acquire this immaculately presented, four-bedroom upper flat situated in the highly sought-after coastal town of Musselburgh in East Lothian. This property is the original Musselburgh Golf Course clubhouse and overlooks Musselburgh Racecourse.

This stunning property has been decorated to an impeccable standard throughout to blend modern fittings with period features and is offered to the market in genuine move-in condition. The spacious living room to the front of the property is highlighted by a stunning mantelpiece with gas-effect fire, and the room is flooded with natural light making it a fantastic space for relaxing or entertaining guests. The modern, open plan kitchen/dining area is well-appointed and offers a good amount of cupboard storage.

All four bedrooms are of a good size, with each of these having the potential to be employed as an ideal home office, study or gym, giving the property an excellent degree of flexibility, and a modern family bathroom completes the accommodation internally.

- Four-bedroom upper flat
- Desirable location - 100 metres from the beach
- Living room
- Open plan, modern kitchen/dining room
- Entrance hallway
- Floored loft space with the potential for future developments
- Vented utility room
- On street parking
- Gas central heating
- Double glazing

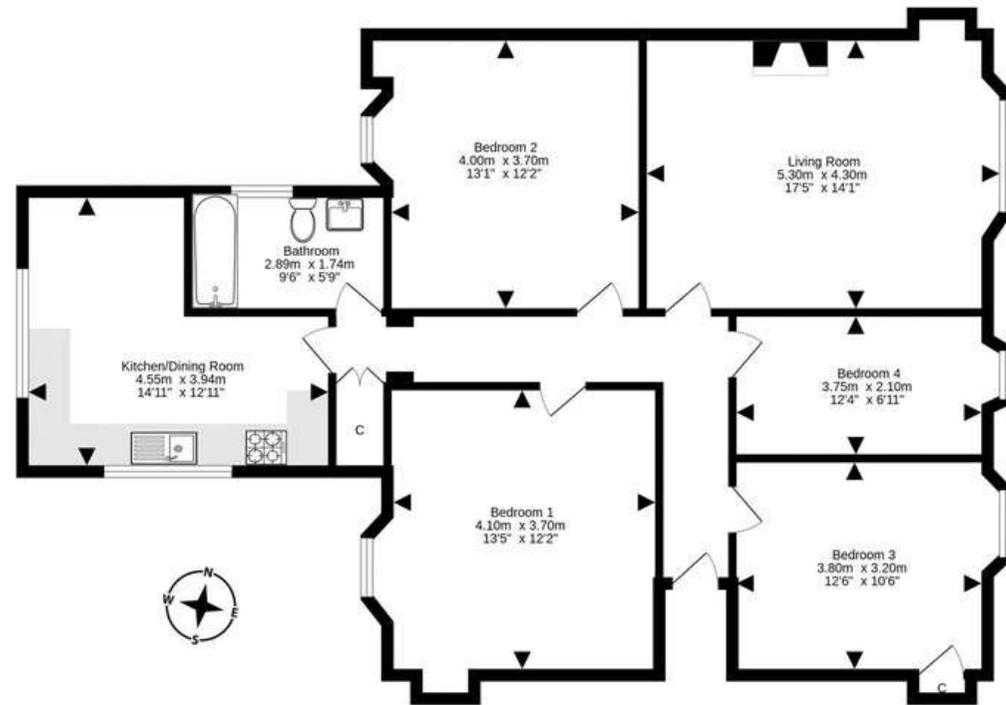
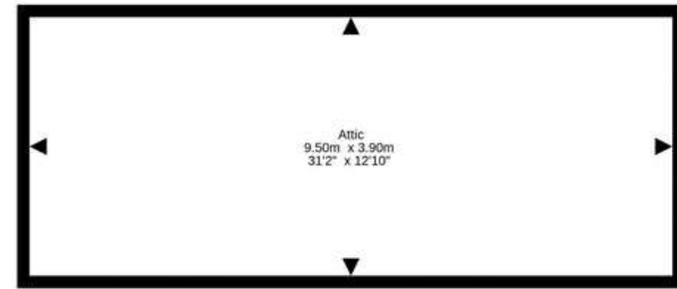
All curtains, blinds, sofa, wardrobes and anything wall mounted included in the sale. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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