



## RIVERSIDE HOUSE

*Flat 5, 9 Eskside West, Musselburgh, East Lothian EH21 6PL*



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**A beautifully presented two-bedroom apartment in the historic town of Musselburgh, with private gated parking and lovely views over the River Esk**

Musselburgh High Street 0.2 miles, Musselburgh Railway Station 1 mile, Edinburgh City Centre 6 miles (all distances are approximate)

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**Accommodation:** Entrance Hall, Open Plan Sitting Room/Kitchen, Principal Bedroom with Ensuite Shower Room, Double Bedroom 2, Family Bathroom and two large storage cupboards, to include a utility cupboard.

**Garden:** Communal garden to the front of the property with electric gates through to a rear paved car park providing one allocated parking space



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### Situation

Riverside House is, as its name suggests, situated in a beautiful position overlooking the River Esk within the historic market town of Musselburgh. Located only 6 miles to Edinburgh City Centre, it provides an ideal commuter base into the city with an excellent bus service as well as commuter rail links from both Musselburgh (1 mile) and Wallyford Train Stations. The A1 trunk road and City By-Pass also provide easy access to Edinburgh's International Airport as well as transport links north and south.

The apartment is positioned close to Musselburgh High Street, with a footbridge across the river allowing convenient access to a variety of shops and restaurants. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club. The town enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, a popular racecourse and delightful walks and cycle paths along the River Esk and the John Muir Way.

For golfing enthusiasts, there are a choice of fabulous golf courses in the area to include The Old Links course within Musselburgh itself – renowned as being the oldest golf course in the world, as well as the prestigious clubs of Muirfield, Luffness, Archerfield and The Renaissance Club further along the East Lothian coast.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is located less than half a mile away and within easy walking distance.



## Description

Riverside House is a modern, purpose-built development in the Georgian style overlooking the banks of the River Esk. Apartment 5 is situated on the second floor which is accessed via a secure communal ground floor entrance and staircase.

The apartment has been beautifully maintained and refurbished within the last 3 years, offering bright, spacious interiors with double glazing throughout. The apartment should appeal to a variety of buyers but could be especially well suited to first time buyers, overseas or long-distance buyers wishing to obtain a pied-a-terre close to the coast and Edinburgh, or perhaps an overseas student attending Loretto school.

The welcoming open plan sitting room/kitchen benefits from a large bay window with views overlooking the river. There is ample space for a large L shaped sofa as well as a dining table in front of the window. The modern RayWood kitchen boasts a variety of wall and floor mounted units finished with black granite worktops, together with various integrated appliances to include a fridge freezer, dishwasher and a Neff 5-ring gas hob with oven beneath.

The two double bedrooms are positioned to the rear of the property with windows overlooking the carpark – making it especially quiet. The principal bedroom is of a good size with integrated wardrobes and a sleek ensuite shower room. The second double bedroom also benefits from integrated wardrobes, and the family bathroom incorporates a shower over bath, wash basin and WC.

The entrance hall benefits from a large walk-in cloakroom closet that provides useful storage, as well as a hall utility cupboard that houses the boiler, washing machine and tumble drier.



### Garden

There is a communal front garden with a path leading to the pillared entrance that encompasses an area of lawn surrounded by colourful herbaceous borders – all fully enclosed by a stone wall and railings. To the side, a block paved driveway leads through electric gates that pass through a vunnel to the rear of the property where a car park provides one private parking space.

The property benefits from being positioned directly adjacent to the riverbank with a wide stretch of grass that provides lovely walks straight from the door – ideal for those with dogs.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings

All integrated appliances, carpets and blinds are included in the sale. The curtains are available by separate negotiation.

#### Factoring Fee

Riverside Residents Association manages the communal areas at Riverside Gardens with a quarterly factoring fee of circa £200 – 250.



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### Services

Mains electricity, gas, drainage and water.

### Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH21 6PL

### EPC Rating

Band B

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

### Council Tax

Band E

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



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**Offers:**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

**Servitude Rights, Burdens & Wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

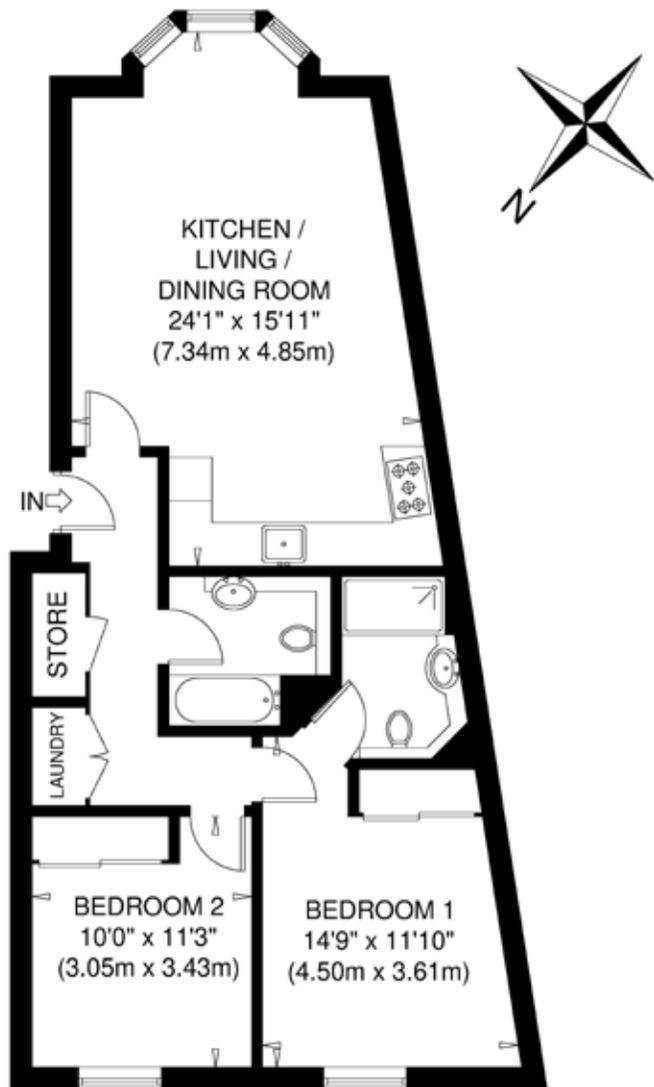
**Important Notice:**

Rettie, their clients, and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 74.8 SQ M / 805 SQ FT

ESKSIDE WEST

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 74.8 SQ M / 805 SQ FT

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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