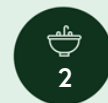




GARDEN STIRLING BURNET

**2C MANSFIELD PLACE**  
MUSSELBURGH, EAST LOTHIAN, EH21 7DN







## SUMMARY

Forming part of an established development in Musselburgh, this double-upper flat is arranged on the first and second floors and offers three/four bedrooms, one/two reception rooms, a kitchen, and two bathrooms, plus a generous private garden and access to unrestricted on-street parking. The flat is set close to the centre of Musselburgh and therefore within easy reach of the fantastic amenities the town has to offer, as well as lying just a short journey away from the capital.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.









**"This three/four-bedroom, two-bathroom double-upper flat in Musselburgh offers spacious and flexible accommodation."**









**"The home and its location are sure to appeal to a wide demographic, with close proximity to excellent amenities."**

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## **FEATURES**

- Double-upper flat in Musselburgh
- Close to the town centre
- Arranged over the first and second floors
- Secure shared entrance
- Hall with built-in storage
- Spacious living room
- Versatile dining room/bedroom 4
- Bright kitchen
- Three further bedrooms
- Bathroom and separate shower room
- Generous, low-maintenance private garden
- Unrestricted on-street parking
- Gas central heating and double glazing











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**espc**

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

