





This two-bedroom ground-floor flat has a prime position in Musselburgh, located within easy reach of amenities, schools, and transport links, as well as the local beach. It enjoys modern interior design, including a quality, recently fitted kitchen and three-piece bathroom, and is sure to appeal to a wide demographic of buyers. Furthermore, the property benefits from two delightful enclosed gardens; a front garden laid to lawn with flowerbeds and a rear garden, directly accessed from the kitchen, leading to a patio, lawn, and a shed with mains power.

Extras: integrated appliances, including an oven/grill, induction hob, statement extractor, and fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A well-presented ground-floor flat
- Part of an established development
- In the heart of Musselburgh
- Welcoming entrance hall with storage
- Living/dining room with focal-point fireplace
- Modern kitchen with garden access
- Two double bedrooms
- Bathroom with overhead shower
- Delightful private gardens
- Private storage in communal stair
- Unrestricted on-street parking
- EPC Rating D
- Council Tax Band B







"A TWO-BEDROOM GROUND-FLOOR FLAT IN MUSSELBURGH WITH MODERN INTERIORS AND TWO PRIVATE GARDENS"





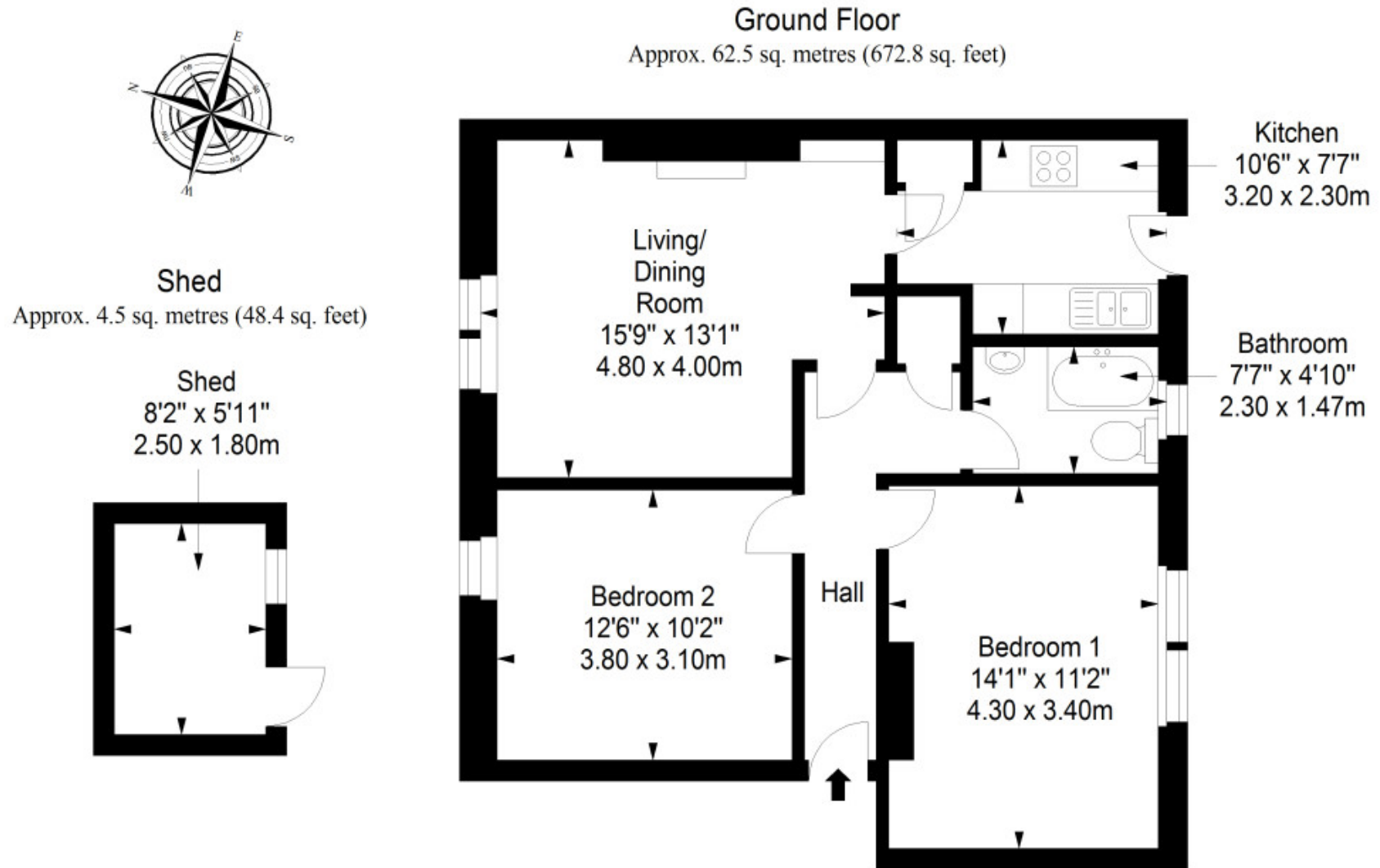
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 67.0 sq. metres (721.2 sq. feet)



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BORDERS

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