



GILSON GRAY

LAW • PROPERTY • FINANCE

5B MOIR TERRACE

Musselburgh, East Lothian, EH21 8JG



Offering a spacious living and dining room, a kitchen, two bedrooms, and a bathroom, this ground-floor flat in Musselburgh represents an ideal purchase for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike. The property is presented with attractive, contemporary interiors and is accompanied by a shared garden/drying green and unrestricted on-street parking. It lies close to excellent amenities and transport links, and is within easy reach of the city.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, microwave, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Ground-floor flat in Musselburgh
- Attractive, modern interiors
- Secure shared entrance
- Welcoming hallway
- Elegant living and dining room
- Contemporary kitchen
- Two double bedrooms with built-in storage
- Stylish bathroom with shower-over-bath
- Access to shared garden/drying green
- Unrestricted on-street parking







"THIS TWO-BEDROOM
GROUND-FLOOR FLAT IN
MUSSELBURGH OFFERS
BEAUTIFULLY PRESENTED,
MODERN INTERIORS."





EPC RATING:



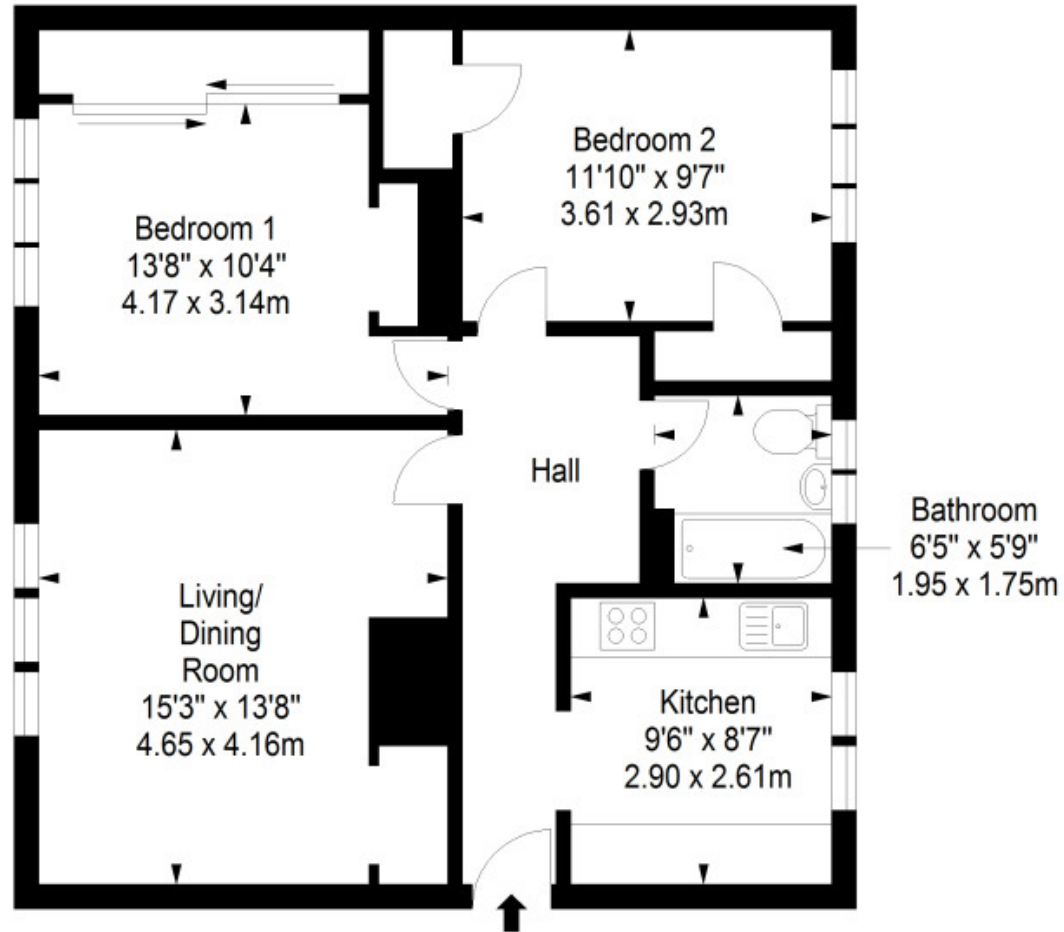
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.