



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**22 SOMERSET FIELDS**

Musselburgh, East Lothian, EH21 7FA



Set within an attractive, contemporary development in Musselburgh, this two-bedroom mid-terraced house is immaculately presented with tasteful, modern interiors and stylish presentation. The home represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike, and it is ideally located for swift access to all Musselburgh has to offer, including a wide range of shops, excellent schools, regular transport links (including the train station), and green space. Furthermore, the heart of the capital is just over seven miles away.

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



## FEATURES

- Mid-terraced house in popular Musselburgh
- Stylish, modern interiors
- Entrance hall with storage and WC
- Southeast-facing living/dining room with French doors onto garden
- Contemporary, fully integrated kitchen
- Two double bedrooms (one with built-in wardrobes)
- Modern bathroom with shower-over-bath
- Low-maintenance rear garden with artificial lawn, dining terrace, patio, and shed
- Allocated parking space
- Visitors' parking bays







"THIS TWO-BEDROOM HOUSE IN MUSSELBURGH BENEFITS FROM CLOSE PROXIMITY TO FANTASTIC AMENITIES AND TRANSPORT LINKS."





EPC RATING:

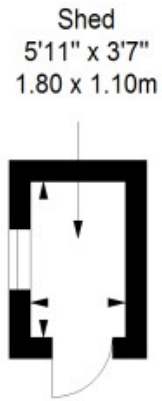


COUNCIL TAX BAND:

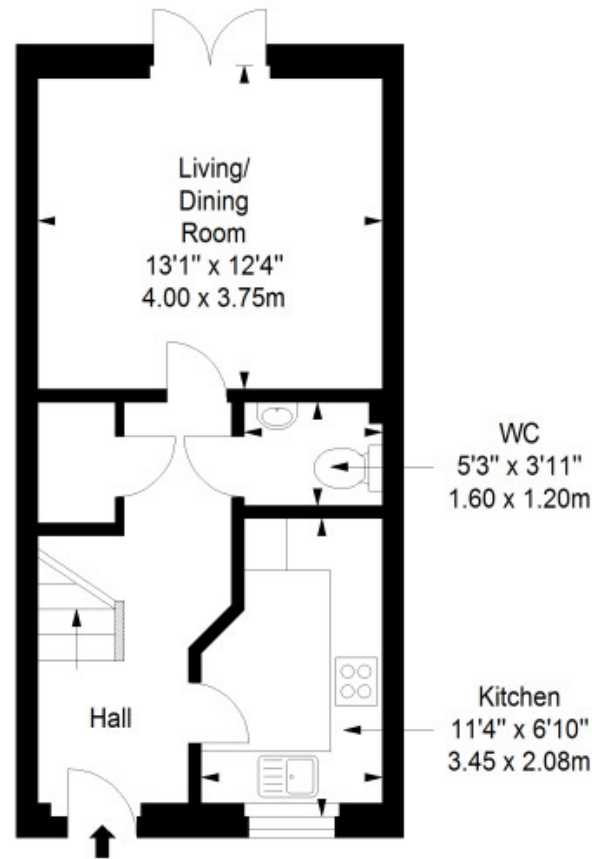


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

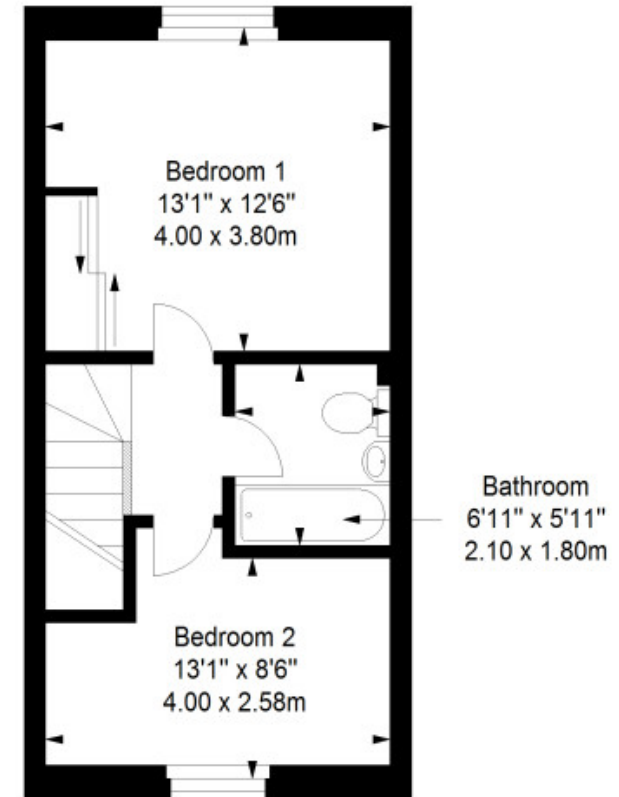
**Shed**  
Approx. 2.0 sq. metres (21.5 sq. feet)



**Ground Floor**  
Approx. 34.3 sq. metres (369.2 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 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

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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