





Presented with attractive, modern interiors and a neutral colour palette throughout, this two-bedroom second/top-floor flat forms part of an established development in Musselburgh, representing an ideal home for first-time buyers, professionals, couples, and rental investors alike. Located just a stone's throw from the scenic River Esk, the flat also lies close to the high street and town centre, where an excellent range of amenities can be found, such as a selection of independent retailers and well-known stores, cafés and restaurants. Rail, road, and bus links are also within easy reach, connecting across the county, into the capital, and further afield.

Extras: Integrated kitchen appliances comprising a double oven, hob, and extractor hood will be included in the sale. The washing machine can also be included if required. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Second/top-floor flat in Musselburgh
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Entrance hallway with built-in storage
- South-facing living/dining room
- Attractive breakfasting kitchen
- Two well-proportioned double bedrooms
- Bright bathroom with shower-over-bath
- Access to a communal garden (with a private section belonging to the property)
- Unrestricted on-street parking
- Gas central heating system
- Double glazing to north face only







"THIS TWO-BEDROOM  
SECOND/TOP-FLOOR FLAT IS  
WELL-PRESENTED WITH  
MODERN INTERIORS AND IS  
SURE TO APPEAL TO A WIDE  
DEMOGRAPHIC."





EPC RATING:



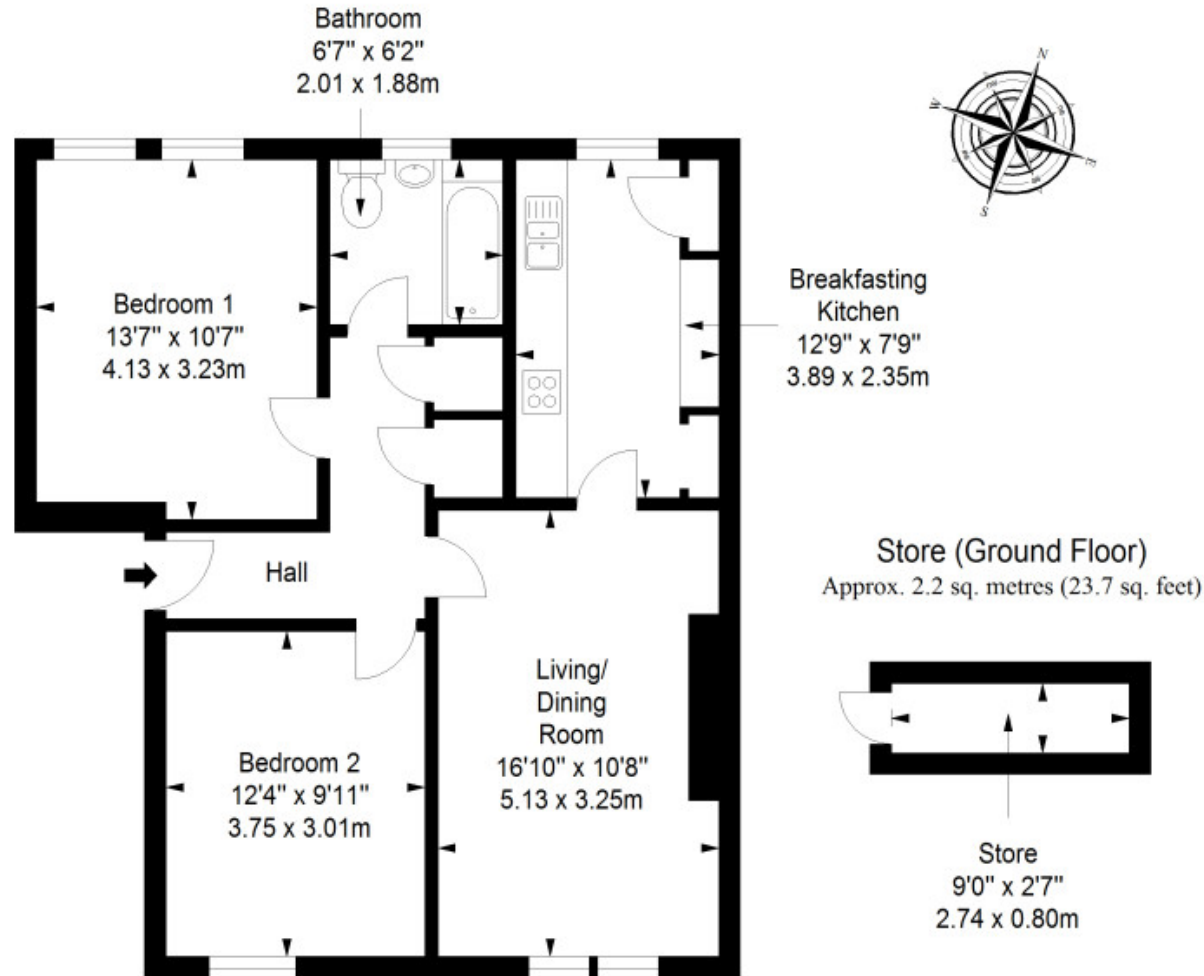
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Second Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 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

2 West Marketgait  
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.