





Located in the seaside town of Musselburgh with picturesque views across its harbour, this appealing flat lies on the top/third floor of a traditional tenement with a communal garden and unrestricted on-street parking. The tasteful neutral interiors feature an open-plan reception room and modern kitchen, two double bedrooms (one with storage), and a bright, modern shower room. This prime location allows access to the capital within 30 minutes by car or frequent day/night bus services.

Extras: All fitted floor and window coverings and light fittings are included.

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## FEATURES

- Delightful sea and harbour views
- Third-floor tenement flat with neutral décor
- Secure entry system
- Airy entrance hall with storage
- Open-plan living/dining room and modern kitchen
- Large rear-facing double bedroom with storage
- One further double bedroom
- Modern shower room
- South-facing communal garden
- Unrestricted on-street parking
- Electric heating and double glazing







"A TASTEFULLY DECORATED  
TWO-BEDROOM TENEMENT  
HOME WITH OPEN SEA  
VIEWS AND WIDE-RANGING  
AMENITIES ON THE  
DOORSTEP."





EPC RATING:

F

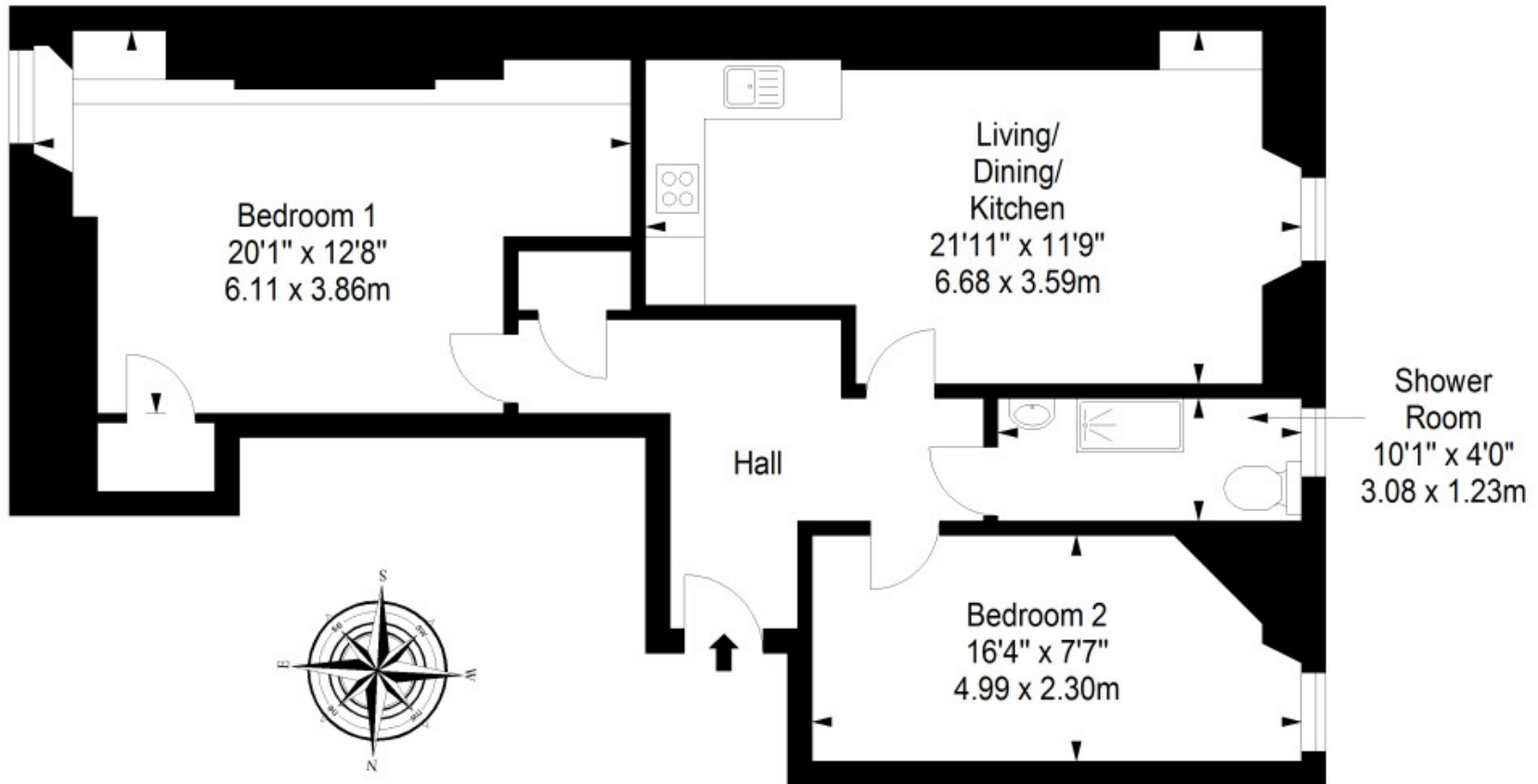
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Third Floor

Approx. 70.3 sq. metres (756.7 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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