



GILSON GRAY

LAW • PROPERTY • FINANCE

5 BATTLEFIELD DRIVE
Musselburgh, East Lothian, EH21 7DF



This two-bedroom end-terrace house forms part of an attractive, contemporary development in Musselburgh and is presented in an immaculate, move-in condition, with contemporary fixtures and fittings and stylish décor throughout. The home is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike, and it benefits from close proximity to excellent amenities. Musselburgh's selection of shops, schools, transport links (there are two train stations within easy reach), and open spaces, including the beach, are enviably close by.

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



FEATURES

- End-terrace house within a modern development in Musselburgh
- Well-presented, contemporary interiors
- Presented in a move-in condition
- Entrance hall with WC and built-in storage
- Contemporary, fully integrated kitchen
- South-facing living room with French doors onto garden
- Two double bedrooms (one with a built-in wardrobe)
- Stylish bathroom with shower-over-bath
- Good-sized, south-facing, low-maintenance rear garden
- Allocated parking space







"THIS TWO-BEDROOM
END-TERRACE HOUSE IN
MUSSELBURGH IS
PRESENTED IN
AN IMMACULATE,
MOVE-IN CONDITION."





EPC RATING:



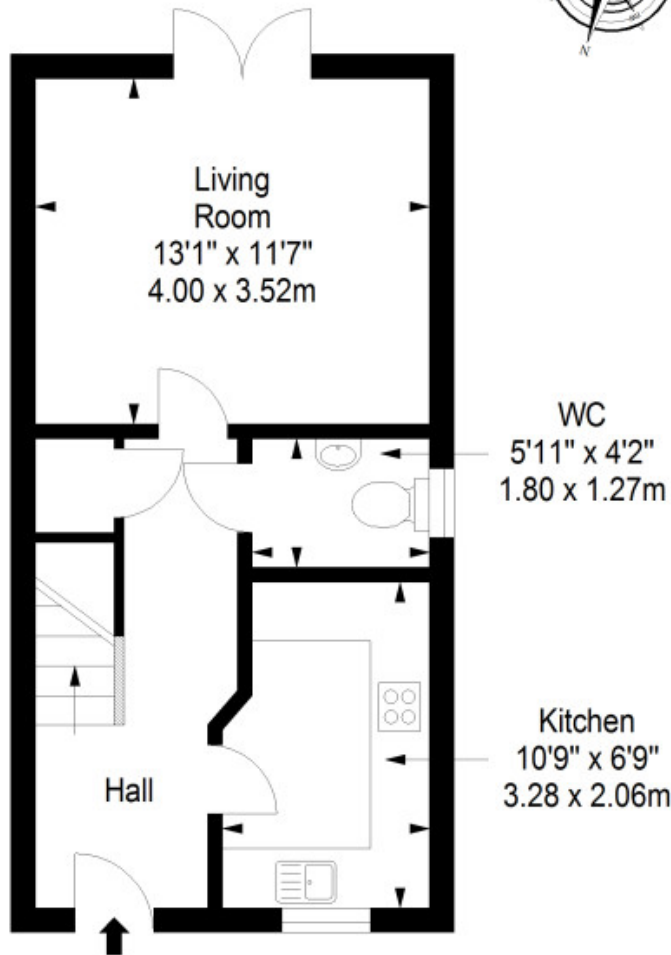
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

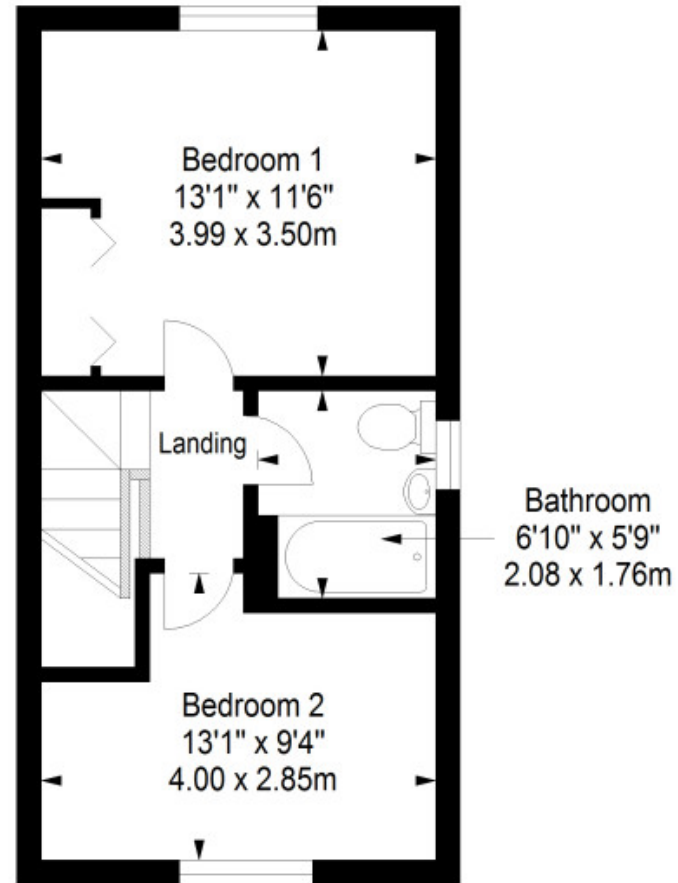
Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

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.