



GARDEN STIRLING BURNET

34G PINKIE ROAD

MUSSELBURGH, EAST LOTHIAN, EH21 7ES





SUMMARY

Offering wonderfully light and airy accommodation, this second/top-floor flat forms part of a traditional building in Musselburgh, representing an ideally proportioned home for first-time buyers, professionals, couples, and rental investors alike. The flat enjoys a neutral colour palette and has an attractive, modern kitchen and shower room. It is situated just a stone's throw from the amenities that Musselburgh has to offer, including a selection of shops, excellent transport links across the county, into the capital, and further afield, and scenic open spaces, with parks, the River Esk, and the beach all within easy reach.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. No warranties shall be given for the appliances.

FEATURES

- Second/top-floor flat in popular Musselburgh
- Shared entrance and stairwell
- Hall with built-in storage
- South-facing open-plan breakfasting kitchen/living room
- South-facing double bedroom with built-in storage
- Useful study/box room
- Attractive, modern shower room
- Access to a shared garden/drying green
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed windows





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HOUSE SALES

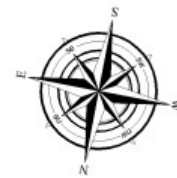
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

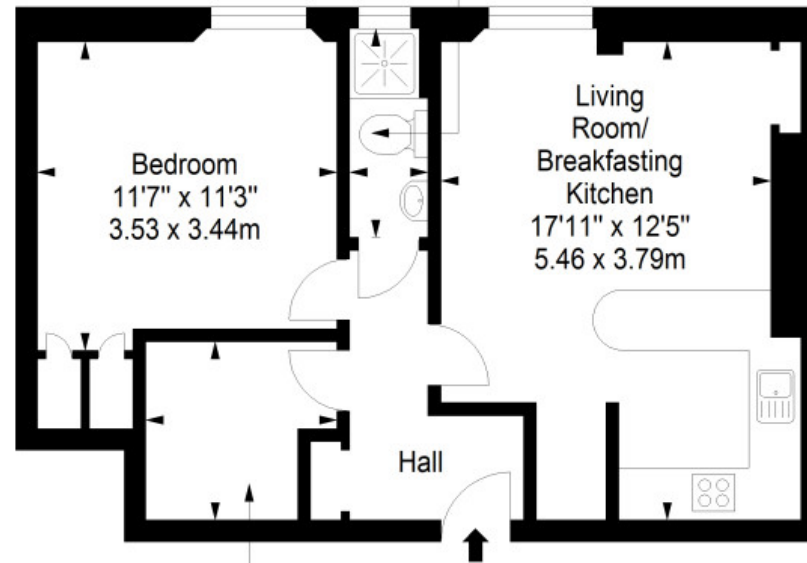
FLOORPLAN

Second Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Shower Room
7'11" x 2'11"
2.41 x 0.90m



Study/ Box Room
7'3" x 6'9"
2.22 x 2.05m

Total area: approx. 47.8 sq. metres (514.5 sq. feet)