





This semi-detached house enjoys a quiet cul-de-sac setting within an established residential area of popular Musselburgh, close to the excellent amenities the town has to offer and just as stone's throw from Newhailes Estate. The two-bedroom home is sure to appeal to first-time buyers, small families, professionals, couples, and rental investors alike, and it is brought to market in a move-in condition, with immaculate, modern interiors. As well as its close proximity to green space, the house is within easy reach of a wide selection of shops, schools at primary and secondary level, and excellent transport links across the county and into Edinburgh. Extras: Integrated kitchen appliances comprising a double oven, a hob, and an extractor fan and fridge freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Semi-detached house in Musselburgh
- Enviably close to Newhailes Estate
- Immaculate, modern interiors and tasteful décor
- Entrance vestibule
- Good-sized, southeast-facing living/dining room
- Attractive kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Stylish family bathroom with shower-over-bath
- Low-maintenance rear garden with shed
- Private side driveway







"THIS TWO-BEDROOM HOUSE IS PRESENTED IN A TRUE MOVE-IN CONDITION WITH STYLISH INTERIORS."





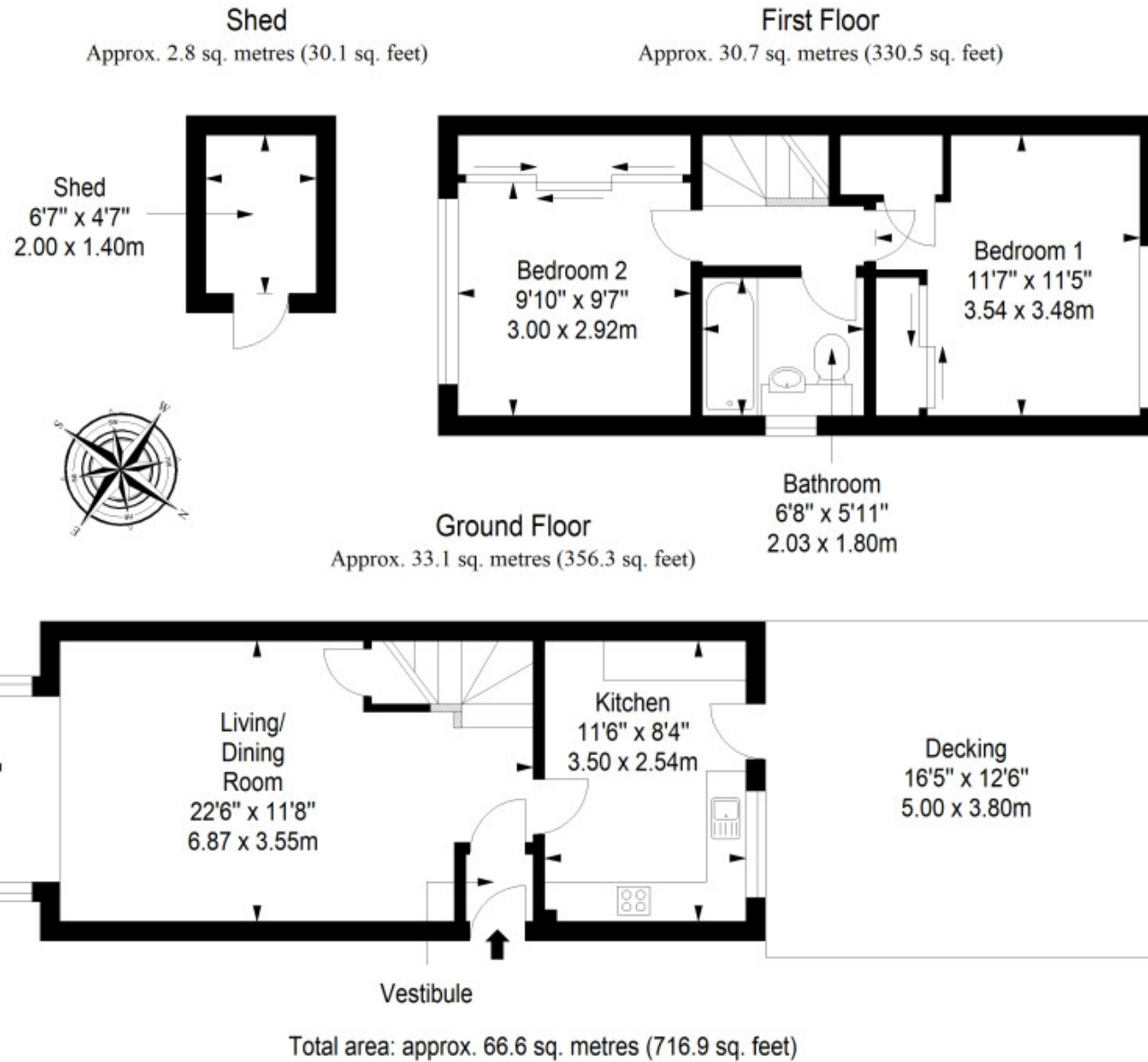
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





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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