



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 1, 2 AMBASSADOR COURT

Musselburgh, East Lothian, EH21 7AQ



This two-bedroom, two-bathroom flat in Musselburgh is an ideal purchase for a wide range of buyers, including professionals, rental investors, couples and first-time buyers. The flat is presented with stylish interiors throughout spacious accommodation. The property boasts a generous living room with south-facing French doors leading to well-kept communal grounds and a dining kitchen equipped with fitted cabinetry and modern appliances. The flat further features a sun-facing principal bedroom with a built-in mirrored wardrobe and an en-suite shower room, a versatile second double bedroom with a fitted mirrored wardrobe and a family bathroom. Externally, 2 Ambassador Court residents benefit from a communal drying area, shared garden grounds, and residents' parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price.



FEATURES

- Ground-floor flat in Musselburgh
- Part of a modern development
- Private main entrance
- Fresh, neutral interiors throughout
- Welcoming hall with storage
- Sunny French-doored living room
- Stylish dining kitchen
- Main bedroom, fitted wardrobe and en-suite
- Second double bedroom with built-in wardrobe
- Three-piece family bathroom
- Communal garden and drying area
- Residents' parking
- Gas central heating and double-glazed windows







"THIS TWO BEDROOM, TWO BATHROOM FLAT IN MUSSELBURGH, WITHIN A MODERN DEVELOPMENT, IS SURE TO APPEAL TO A WEALTH OF BUYERS."





EPC RATING:



COUNCIL TAX BAND:

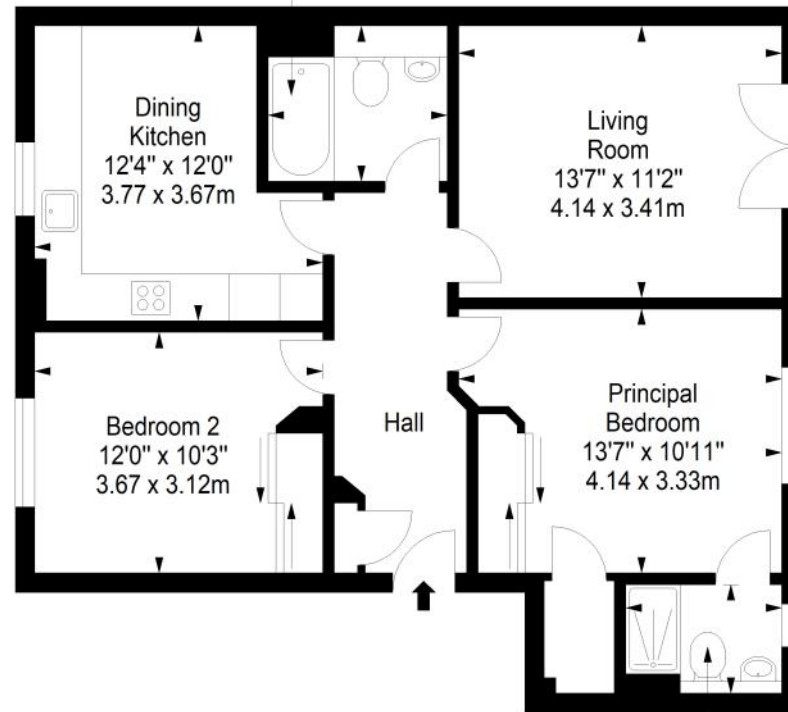


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)

Bathroom
7'7" x 6'6"
2.30 x 1.99m



Total area: approx. 72.4 sq. metres (779.3 sq. feet)

En-suite
6'8" x 4'9"
2.02 x 1.44m



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

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.