



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
- Factoring Information: There is a factoring arrangement with Trinity Factors. The monthly charge for this service is around £80







"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:

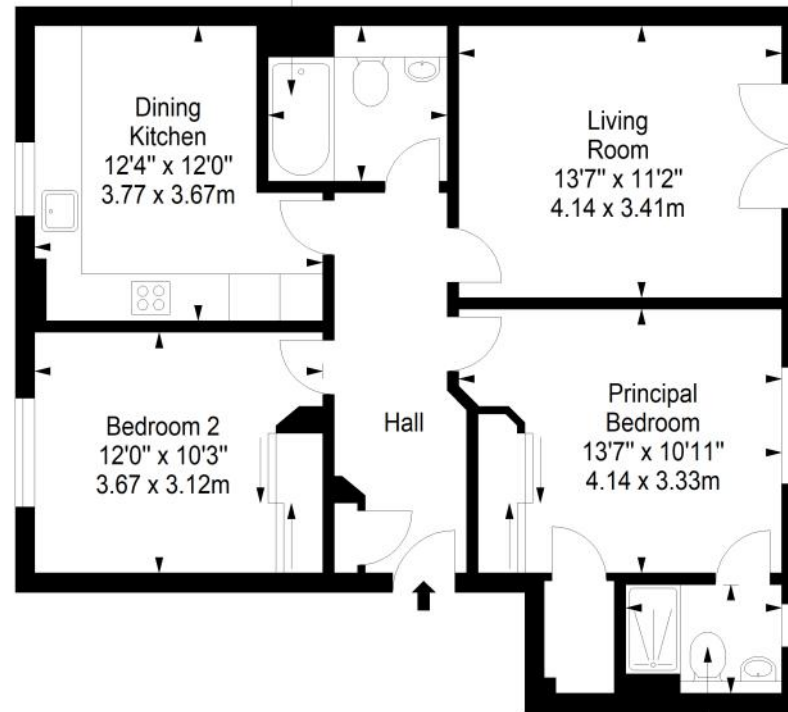


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

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

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BORDERS

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