



GILSON GRAY

LAW • PROPERTY • FINANCE

11 BAULD DRIVE, NEWCRAIGHALL

Musselburgh, East Lothian, EH21 8RQ



This modern mid-terraced house enjoys a tasteful, understated finish and is ideally suited to family living. The interiors include three bedrooms, a bathroom, a handy additional WC, an integrated kitchen, and a reception area opening onto a secure south-facing garden. There is also unrestricted parking within the development, which is attractively landscaped and offers a quiet situation conveniently close to Fort Kinnaird Retail Park. The area is also served by excellent travel links including rail connections, city bus services day and night, and swift road access to the bypass.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



FEATURES

- Quiet well-connected location
- Modern mid-terraced house with tasteful interiors
- Entrance hall with storage and WC
- Living/dining room with garden access
- Bright fully integrated kitchen
- Three bedrooms (two with storage)
- Bathroom with shower-over-bath
- Enclosed south-facing garden
- Unrestricted on-street parking
- Gas central heating and double-glazing







"THE THREE-BEDROOM
HOME BENEFITS FROM AN
INTEGRATED KITCHEN AND A
RECEPTION ROOM OPENING
ONTO A DELIGHTFUL
SECURE GARDEN."





EPC RATING:

B

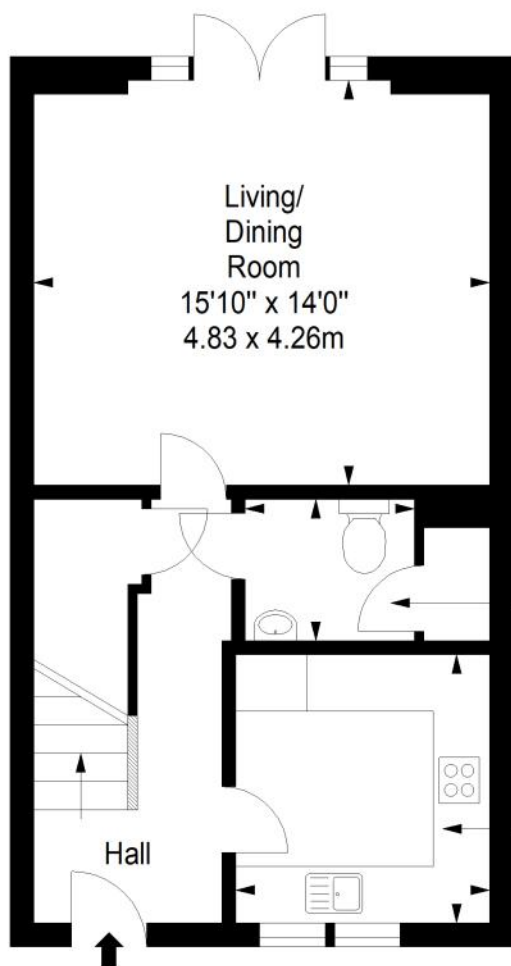
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



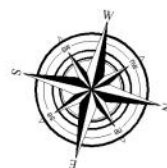
Living/
Dining
Room
15'10" x 14'0"
4.83 x 4.26m

Bedroom 3
11'0" x 6'10"
3.35 x 2.09m

WC
5'11" x 4'9"
1.81 x 1.46m

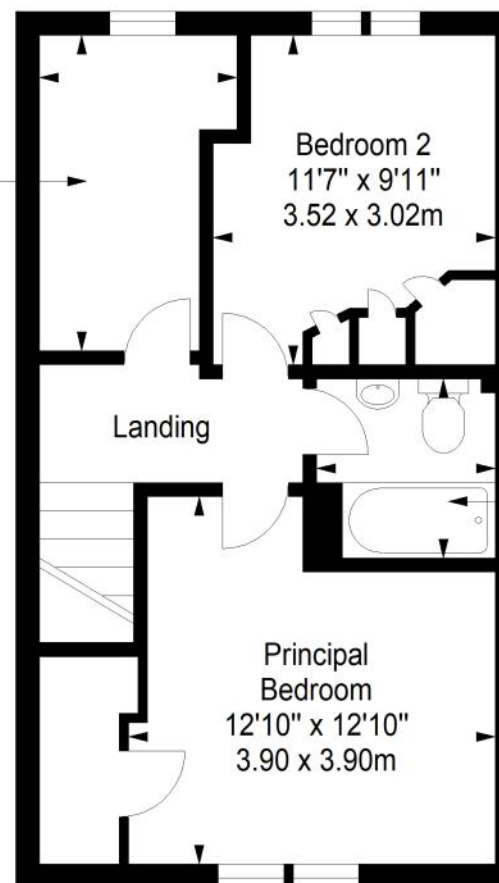
Kitchen
9'4" x 8'9"
2.85 x 2.66m

Hall



First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Bedroom 2
11'7" x 9'11"
3.52 x 3.02m

Landing

Bathroom
6'4" x 6'2"
1.94 x 1.88m

Principal
Bedroom
12'10" x 12'10"
3.90 x 3.90m

Total area: approx. 85.8 sq. metres (923.5 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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