

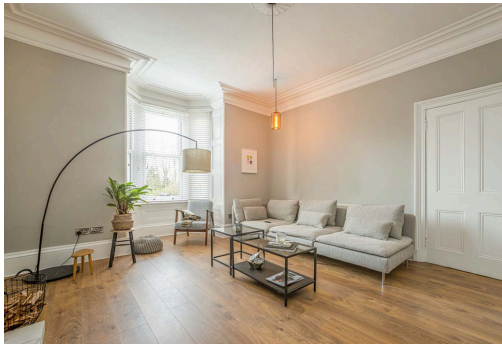


**Deans Properties**

Deans Solicitors and Estate Agents LLP



**60 Ravensheugh Road  
Musselburgh, EH21 7SY**



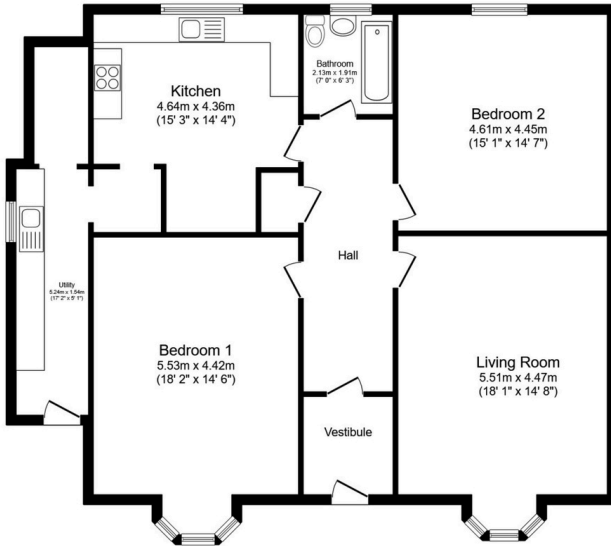
## MAIN DOOR FLAT

- Living Room
- Kitchen
- Utility
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating - D



This tastefully presented main door flat with lovely, private garden forms part of a traditional stone-built house on the outskirts of Musselburgh, close to Levenhall Links Leisure Park and convenient amenities within Musselburgh. The accommodation comprises; generous, bay-windowed living room with feature fireplace, modern kitchen with dining area and utility off, two spacious double bedrooms and stylish bathroom with shower over bath. There is a large, private garden to the rear and a further garden area to the front. A driveway gives convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.





Total floor area 125.5 sq.m. (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Your Move. Powered by www.focalagent.com

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



**Deans Properties**   
Deans Solicitors and Estate Agents LLP

**0131 667 1900**

mail@deansproperties.co.uk

www.deansproperties.co.uk