





# DESCRIPTION

Stylish 2-Bedroom Ground Floor Flat with Private Garden

Nestled in a quiet and sought-after residential area, this beautifully presented 2-bedroom ground floor flat offers the perfect blend of comfort, convenience, and outdoor living. Ideal for first-time buyers, downsizers, or investors, the property boasts a generous layout with modern interiors.

The flat features a spacious living room filled with natural light, a fully fitted kitchen with ample storage, two well-proportioned bedrooms, and a contemporary bathroom. The private rear garden is a true highlight and not to be missed.

Arrange a viewing today with Gibson Estate Agents.

The property comprises of:

- Entrance hallway with storage space
- fully fitted kitchen
- Bright and spacious lounge/diner
- Primary bedroom off of lounge
- Second good sized bedroom with storage space
- Stylish family bathroom with shower over bath
- Private rear garden
- On street parking

Contact Gibson Estate Agents to arrange your viewing today.



# Location

Musselburgh offers a mix of local shops, restaurants, schooling and has a variety of sporting and leisure amenities including the Musselburgh golf and racecourses. There are regular train services from Musselburgh which take approximately 8 minutes to Edinburgh Waverly Station. The shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops, cinema complex and many restaurants to choose from. The proximity of the city bypass and the A1 provides fast and easy access to Edinburgh city centre, Edinburgh International Airport and all surrounding towns and villages.

