



GILSON GRAY

LAW • PROPERTY • FINANCE

4 RIVERSIDE GARDENS

Musselburgh, East Lothian, EH21 6NW



Situated in popular Musselburgh, within commuting distance of Edinburgh city centre, this three-bedroom semi-detached bungalow offers buyers spacious accommodation requiring some cosmetic upgrading and modernisation. The home enjoys a spacious living room with a bay window for natural light and a focal fireplace, plus a sun-facing dining room adjacent to the sunny kitchen with rear garden access. The residence further boasts two south-facing double bedrooms (one with WC), a third double bedroom and a shower room. Externally, buyers benefit from private gardens, south-facing with outdoor seating to the rear. 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, as these items are to be left in a sold as seen condition.



FEATURES

- Semi-detached bungalow in Musselburgh
- Established residential development
- Proximity to green space, bus links and the beach
- Exciting opportunity for modernisation
- Entrance vestibule and hall
- Bay windowed living room with fireplace
- Sun-facing dining room
- Sunny kitchen with external access
- South-facing main bedroom with WC
- Two more double bedrooms with storage
- Three-piece shower room
- Private enclosed garden grounds
- On-street parking
- Gas central heating and double glazing







THE HOME OFFERS THREE
BEDROOMS, TWO
RECEPTION ROOMS, A
KITCHEN, AND A SHOWER
ROOM.





EPC RATING:



COUNCIL TAX BAND:



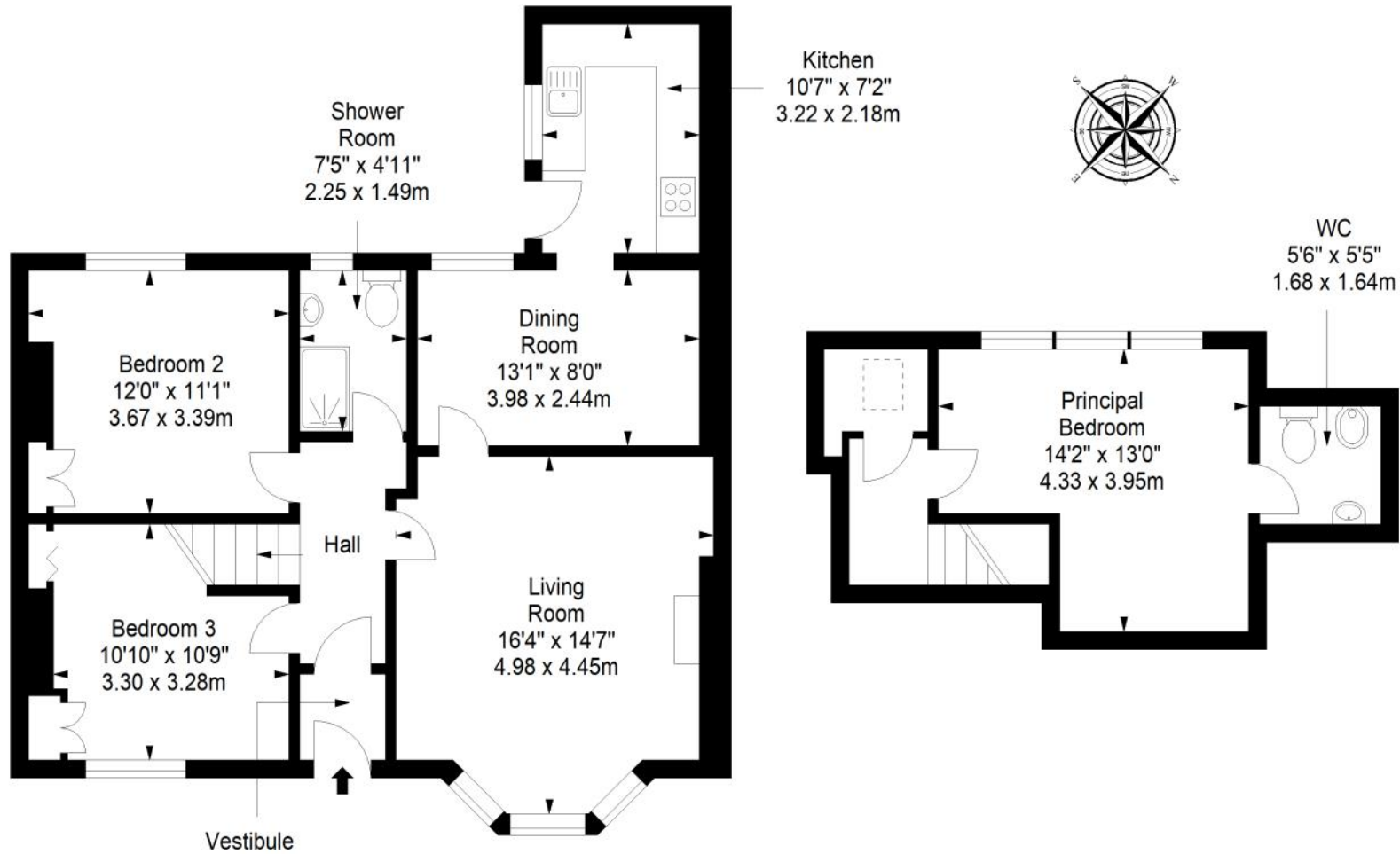
VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 73.7 sq. metres (793.3 sq. feet)

First Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)



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



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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.