



GARDEN STIRLING BURNET

58E LINKFIELD ROAD, MUSSELBURGH
EAST LOTHIAN, EH21 7NT



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SUMMARY

This appealing ground-floor flat lies within an attractive development offering access to manicured communal gardens, a private garage, and additional off-street parking. The inviting modern home features a double bedroom with storage, a stylish shower room, and a wonderfully bright reception room with convenient direct access to a tastefully appointed kitchen. Situated in the popular seaside town of Musselburgh near the racecourse, with superb travel links into the capital day and night. This walk in condition flat will certainly appeal to a wide range of people. Extras: All fitted floor and window coverings and light fittings are included. The dishwasher, washing machine and fridge/freezer is also included in the sale.

FEATURES

- Popular coastal town with good transport links
- Attractive established development
- Well-presented ground-floor flat
- Secure entry system
- Entrance hall with storage
- Bright living/dining room
- Tasteful modern kitchen
- One double bedroom with mirrored storage
- Stylish shower room
- Delightful communal gardens (external cupboard)
- Private garage and additional parking
- Electric heating and double-glazing





OFFERS TO:
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HOUSE SALES

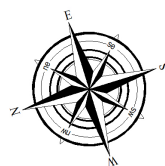
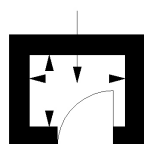
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

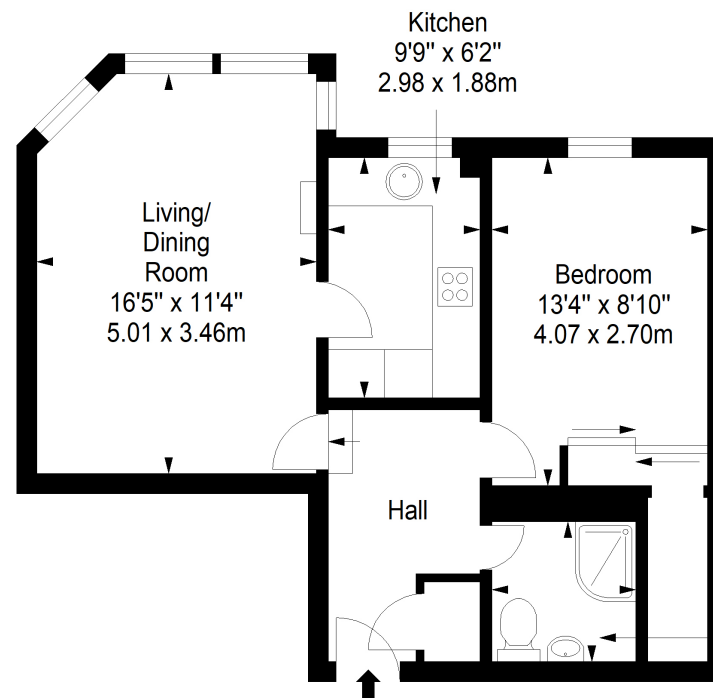
FLOORPLAN

External Cupboard
Approx. 1.1 sq. metres (11.8 sq. feet)

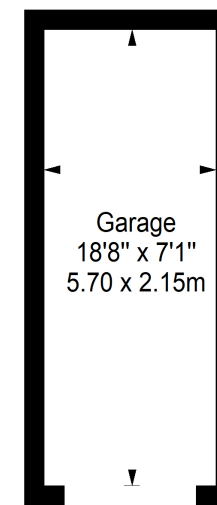
External Cupboard
3'11" x 3'0"
1.20 x 0.92m



Ground Floor
Approx. 47.5 sq. metres (511.3 sq. feet)



Garage
Approx. 12.3 sq. metres (132.4 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)