





Welcome

Welcome to 9 The Fairways, Musselburgh, a generously proportioned two-bedroom first-floor apartment situated in a highly desirable development with views over The Musselburgh Golf Course. This property caters to a variety of potential buyers and boasts double glazing, electric storage heating, secure entry, communal gardens, and allocated parking. It is conveniently located near local amenities and offers excellent access for commuting to Edinburgh, the A1, and City Bypass.

- Sought after private residential location
- Communal secure entry system
- Entrance hallway with storage
- Bright, spacious, living and dining room with balcony access overlooking the golf course
- Modern fitted kitchen with a fantastic range of units, ample work surfaces, touch control electric hob, glass splashback, oven, extractor, integrated dishwasher, and free-standing fridge freezer and washing machine
- Main bedroom with dual aspect windows and built-in mirrored wardrobes
- Bedroom two with rear facing window overlooking the golf course and built-in wardrobe
- Lovely family shower room with electric shower, wc, and sink with vanity unit
- Double glazing and electric storage heating
- Lovely walled communal garden grounds, with a bin and bike store
- Allocated residents parking



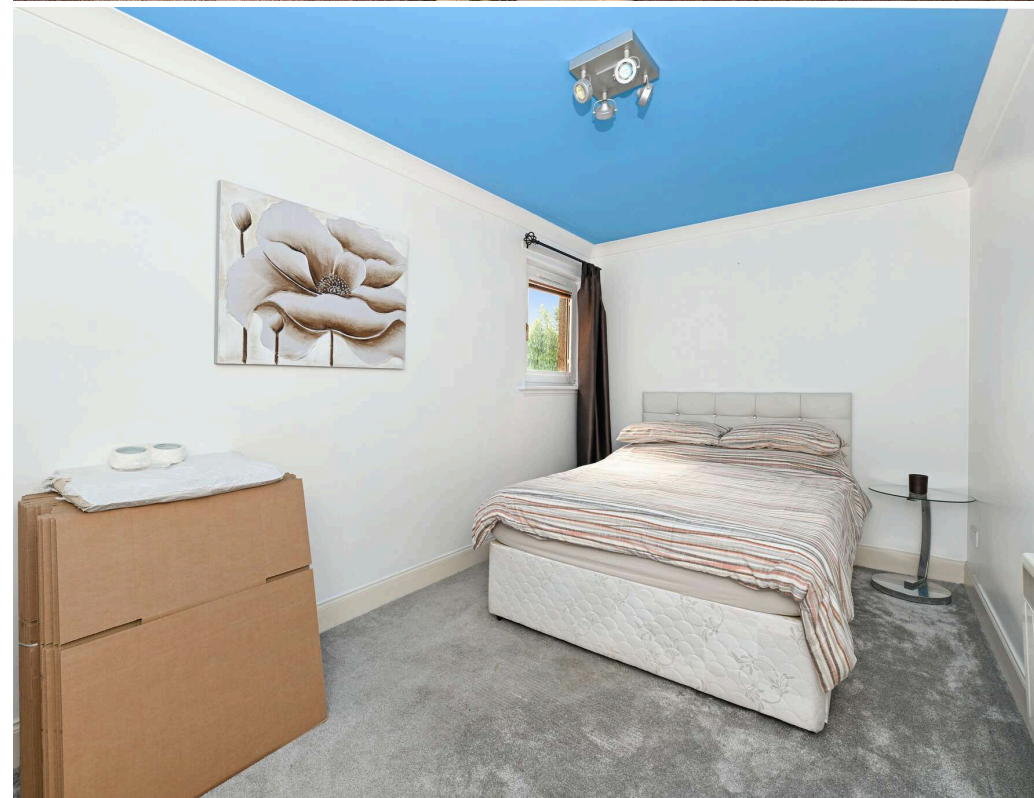


Musselburgh

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and integrated appliances. Other items including free-standing appliances may be available by negotiation. All appliances and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

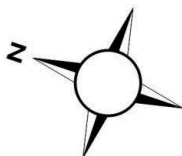
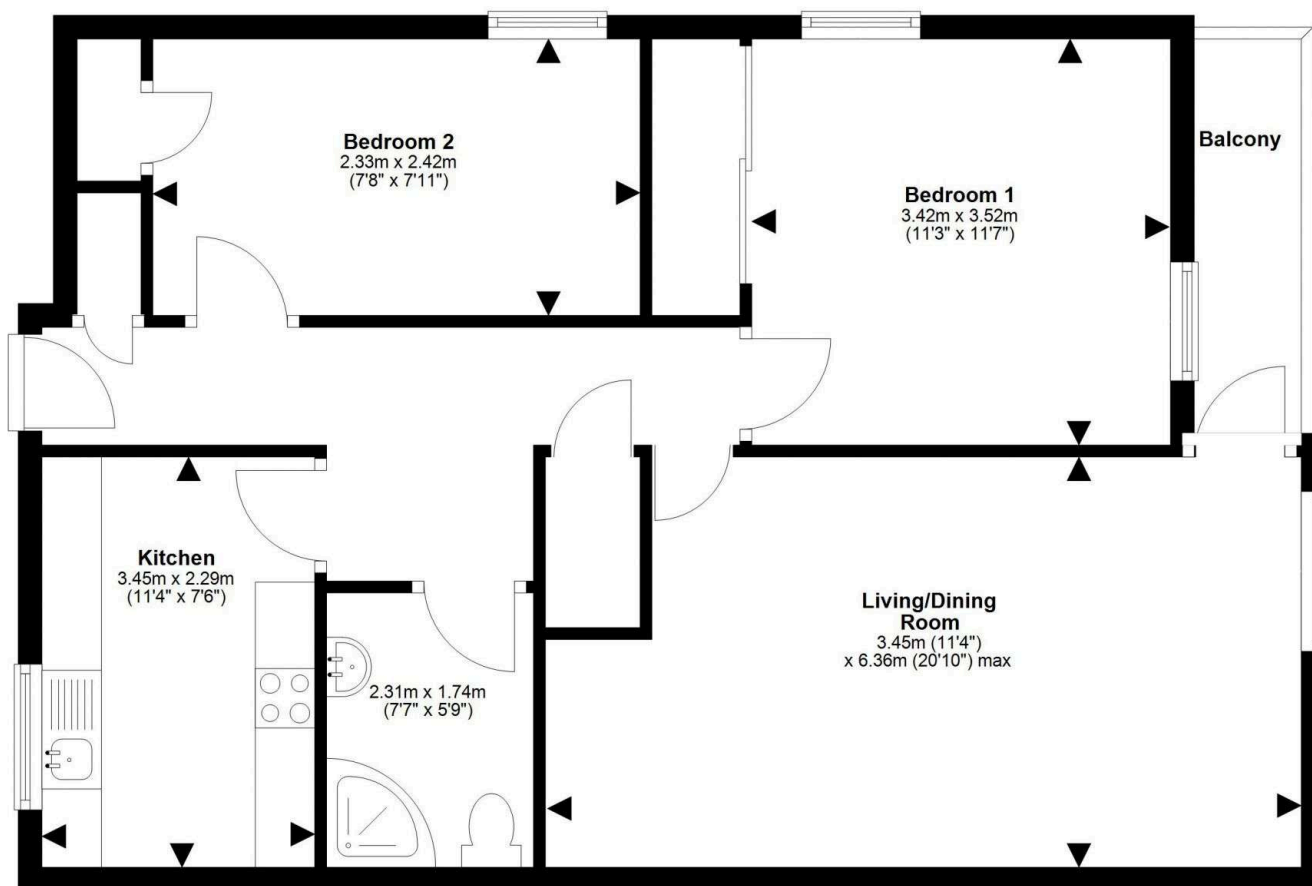
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.