



45J Grove Street
MUSSELBURGH | EH21 7JX


warners
solicitors & estate agents



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45J Grove Street is a well presented apartment within a contemporary building in the popular Edinburgh area of Musselburgh, offering a blend of classic charm and modern comfort. The property features a spacious, twin windowed living room, creating an inviting and versatile space for relaxation and entertainment. The separate plan kitchen, adorned with light-coloured facings, is equipped with well-appointed units, providing ample storage and functional workspace.

The flat includes two double bedrooms, each offering generous space and a cosy atmosphere, perfect for restful nights and personal retreats. The family bathroom is designed with a large bath, adding a touch of luxury and convenience for daily routines.

Externally, residents benefit from a communal garden, ideal for enjoying outdoor leisure and socialising with neighbours. Additionally, on-street parking is available, ensuring ease and accessibility for vehicle owners. This property combines the best of traditional architecture and modern amenities, set in the desirable location of Musselburgh. In brief the property comprises -

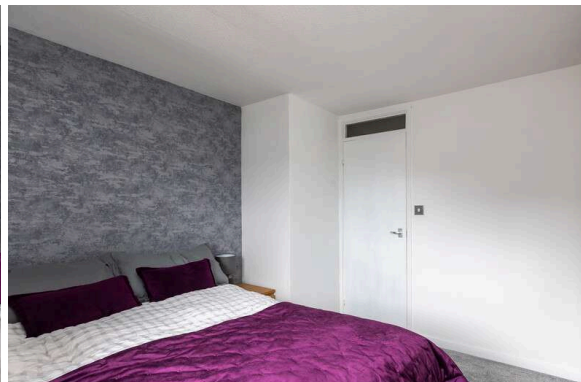
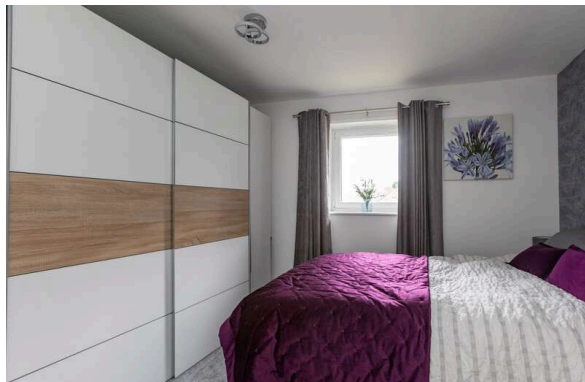
- Welcoming hall with storage.
- Spacious, twin windowed living room.
- Open plan kitchen with attractive light-coloured units.
- Two double bedrooms.
- Contemporary family bathroom with large bath.
- Gas central heating and double glazing.
- Communal rear garden.
- Private allocated parking space

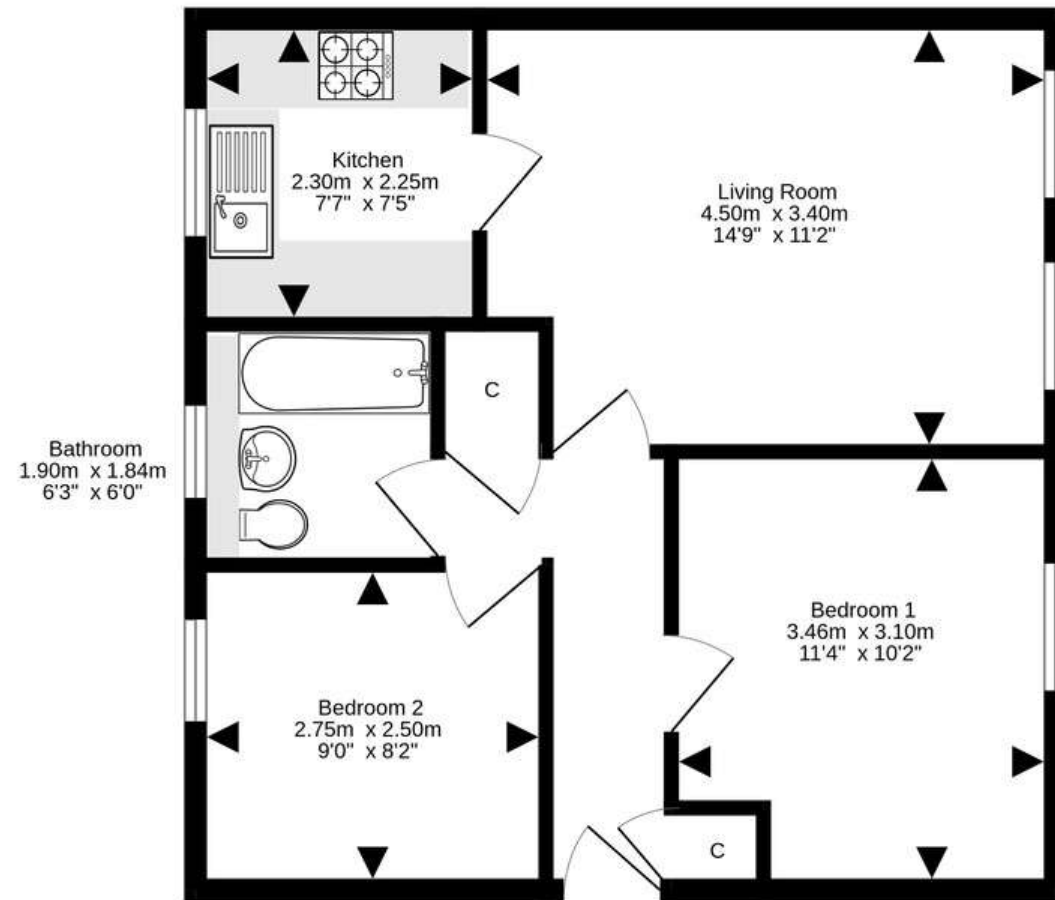
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with wardrobe in bedroom 1. EPC: D

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





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