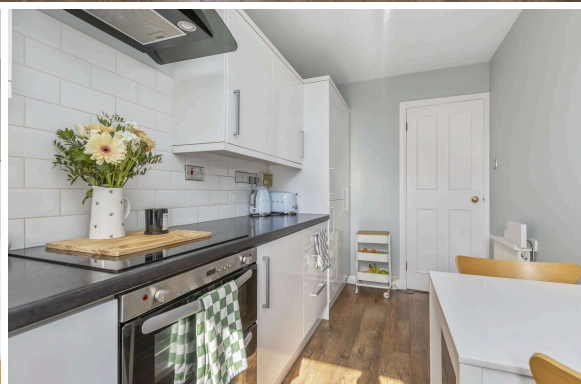
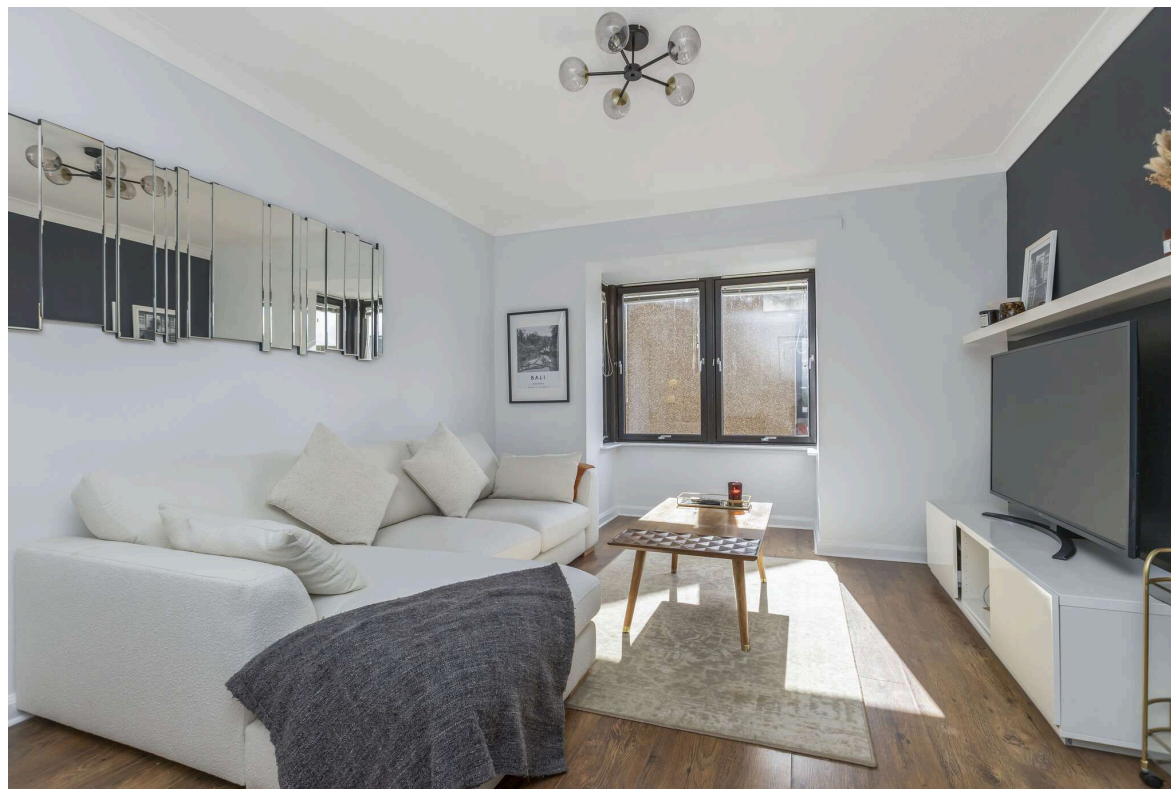




2/2 Datchworth, Gracefield Court  
MUSSELBURGH | EAST LoTHIAN | EH21 6LL

  
**warner's**  
solicitors & estate agents





## 2/2 Datchworth, Gracefield Court

MUSSELBURGH | EAST LoTHIAN | EH21 6LL

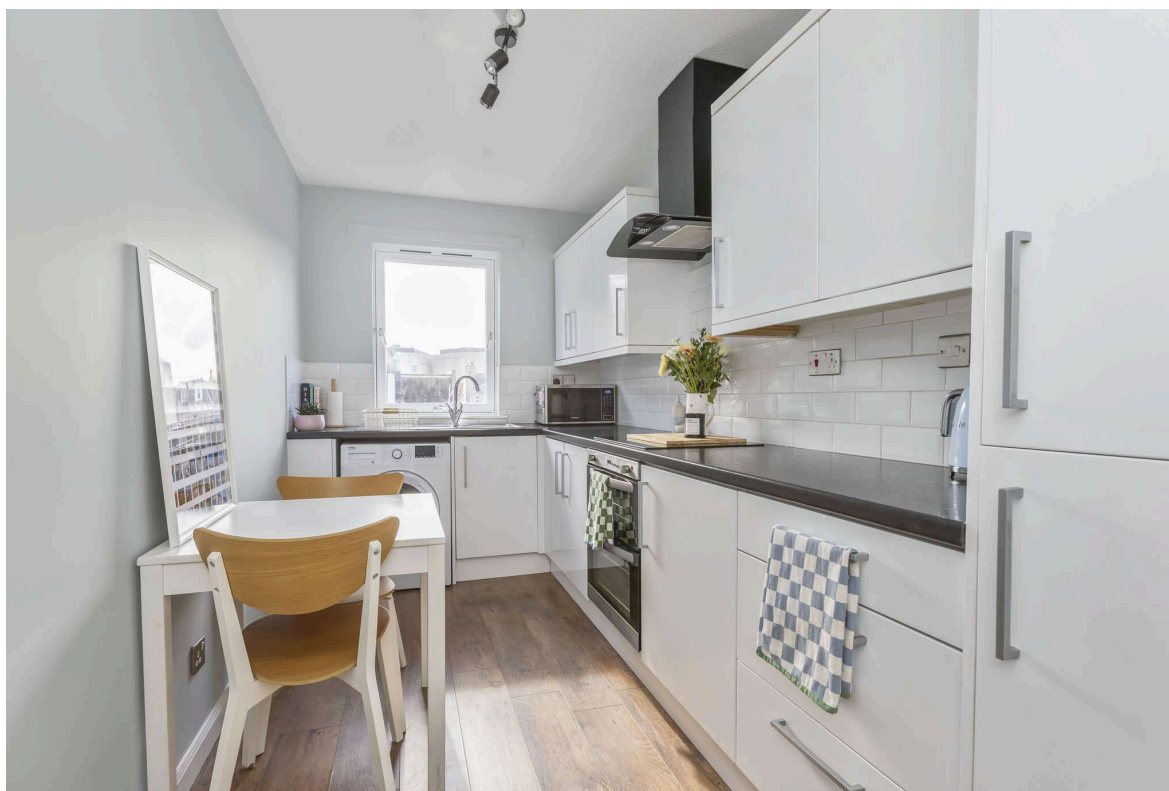
Extremely well presented two-bedroom second floor apartment enjoying a cul-de-sac setting within this small courtyard style development, yet a stone's throw from the bustling High Street and promenade in the popular East Lothian town of Musselburgh. This beautifully presented property is offered to the market in true move-in condition and offers comfortable and easily manageable living space, ideal for an individual or couple. The property comprises an entrance hall with storage, living room with attractive bay window, kitchen that currently comprises a fridge/freezer, dining area, washing machine and electric hob, oven and fan. There are also two well proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from secure entry, residents parking and a partially floored attic. Early viewing is highly recommended!

- Entrance Hall with storage
- Living room with bay window
- Stylishly appointed kitchen which comes with a full complement of integrated appliances
- Two well-proportioned bedrooms, both with built in storage
- Stylish Bathroom
- Double glazing
- Secure entry phone system
- Residents parking
- Partially floored Attic

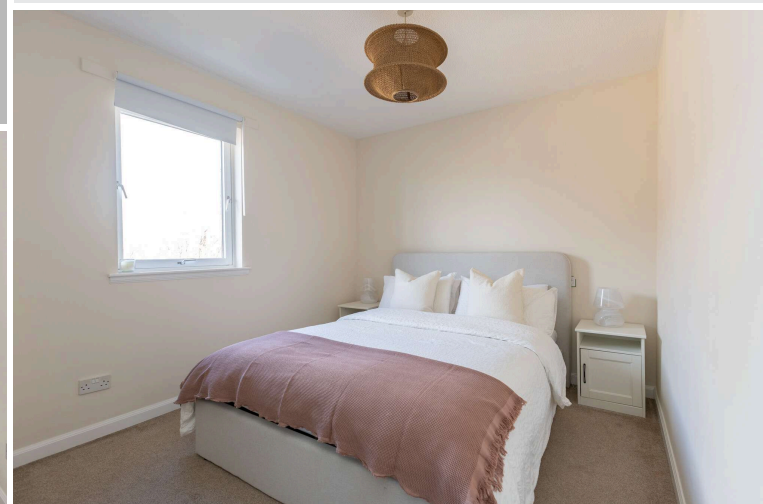
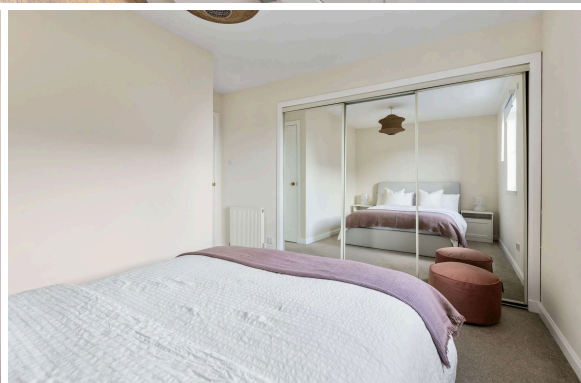
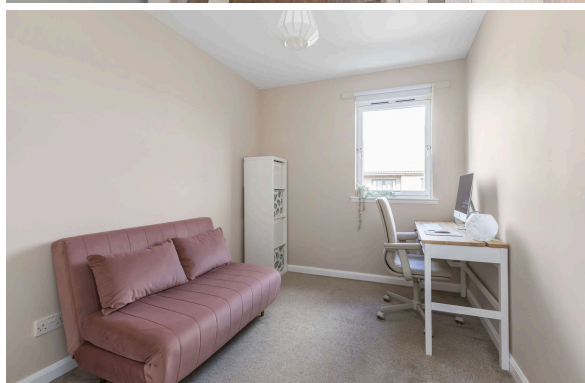
Factor: Charles White, 14 New Mart Road, Edinburgh. Quarterly bill approx £250

Extras: All blinds and light fittings. Various other items may be available if required. EPC rating Band E

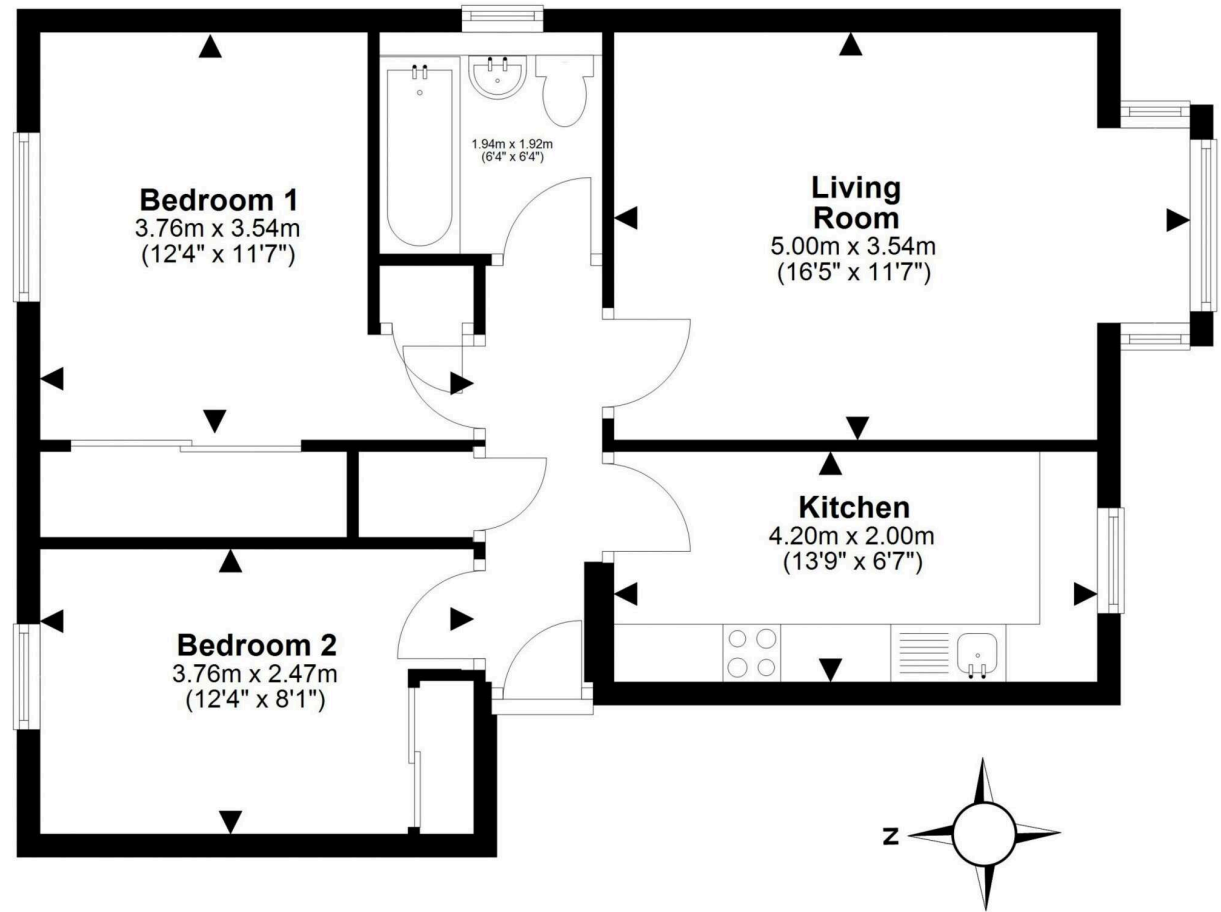
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 store. Further shopping is available nearby at Asda and The 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. Musselburgh also provides schools in both the state and private sector.







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.