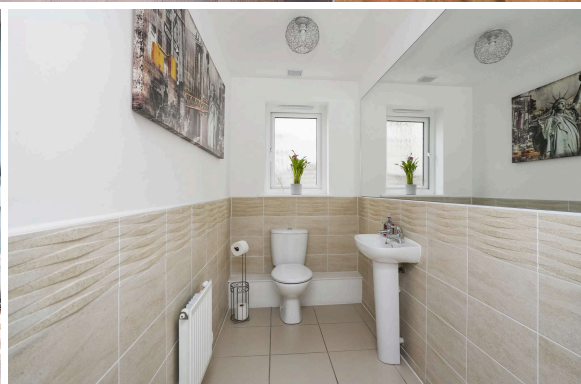




8 Battlefield Drive  
MUSSELBURGH | EAST LoTHIAN | EH21 7DF

  
**warners**  
solicitors & estate agents





## 8 Battlefield Drive

MUSSELBURGH | EAST LoTHIAN | EH21 7DF

Set in a quiet, modern, manicured estate in the heart of Musselburgh, moments from excellent amenities, quick train and car links and the vast open East Lothian countryside is this immaculately presented semi-detached house. Boasting an allocated parking space, a secluded South facing rear garden with stunning garden room, gas central heating and double glazing this property would make an ideal home in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with French doors to the garden and generous dining space, a contemporary kitchen with attractive units, and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a large double bedroom with built-in mirrored wardrobe, two further well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed, secluded, South facing rear garden has a decked section ideal for al fresco entertaining, an area laid to lawn and is finished by a wonderful garden room.

- Modern semi-detached house with gardens and parking
- Heart of Musselburgh location close to train station
- Welcoming hallway, bright lounge, contemporary kitchen
- Three bedrooms, bathroom and a W/C

Energy rating C. Council Tax Band D.

Extras included in the sale are integrated fridge, freezer, dishwasher, washing machine, double oven and hob, ceiling lights in livingroom and bedroom one, all wall mirrors, blinds in kitchen, livingroom and second bedroom, shoe cabinet in hall, garden table and rotary clothes dryer. Please note the TV mount in bedroom 1 is not included in the sale;

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





FACTOR: £45 per quarter is payable to Scottish Woodland for the upkeep of the communal grounds..

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. Musselburgh also provides schools in both the state and private sector.



