



3b Mansfield Place
MUSSELBURGH | EH21 7DN


warners
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Set on a quiet street in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented ground floor apartment. Boasting private front and rear gardens, a driveway, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage/utility cupboard, a bright lounge with generous dining space, a contemporary kitchen with attractive units and garden access, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath. Externally the enclosed rear garden is mainly laid to lawn with a paved area for al fresco dining.

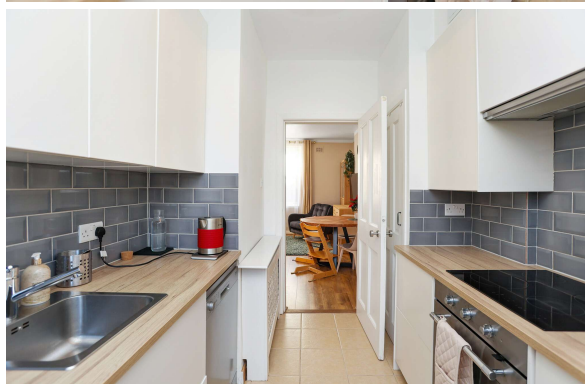
- Immaculate ground floor apartment
- Quiet setting in the heart of Musselburgh
- Gardens and driveway
- welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen with garden access
- Two large double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

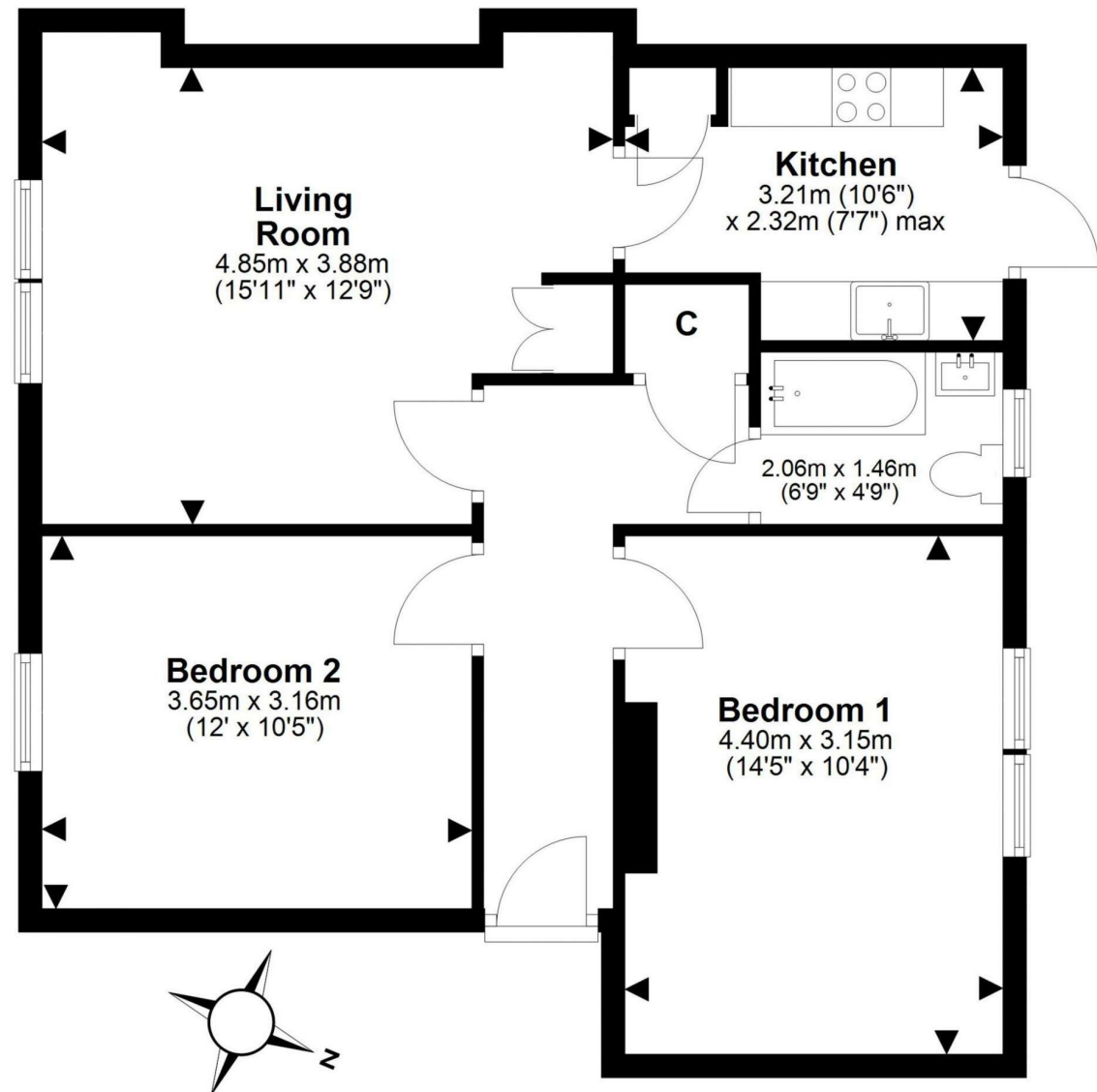
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with fridge/freezer, washer dryer & dishwasher. Other items include blind, curtains and wall mounted TV bracket. Others items may be available at request. EPC: D CT: B

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.





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.