GILLESPIE MACANDREW



45g Grove Street,

Musselburgh, East Lothian, Edinburgh, EH21 7JX

CALL US ON 0131 447 4747

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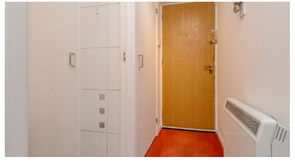
For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance with entry system.
- Welcoming reception hall with storage and access to the attic.
- Bright and spacious dual-aspect living room with windows to the front and side, allowing for excellent natural light.
- Fitted kitchen with appliances.
- Well-proportioned double bedroom.
- Bathroom fitted with a shower and useful storage cupboard.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated parking space in resident's car park.
- Additional visitors' parking available.









GENERAL DESCRIPTION

A second-floor flat forming part of an established residential development in the sought-after coastal town of Musselburgh, East Lothian. Offering excellent potential, the property is ideally suited to first-time buyers, young couples or investors looking to create a home to their own specification. While requiring modernisation and redecoration, the flat provides well-proportioned accommodation and represents an excellent opportunity to add value.

RESIDENCE ASSOCIATION:
The development benefits from a Residents' Association which oversees the maintenance of the communal grounds and shared areas. A monthly charge of approximately £50 is payable, covering the upkeep of the development as well as the block buildings insurance..

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 1.5 MILES TO WALLYFORD STATION.
AIRPORT	APPROXIMATELY 17.5 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Musselburgh is a popular and well-connected coastal town in East Lothian, situated approximately six miles east of Edinburgh City Centre. The town offers an excellent range of local amenities, including a variety of shops, cafés, restaurants and supermarkets, together with a selection of sporting and leisure facilities such as Musselburgh Racecourse and several nearby golf courses. Excellent transport links include regular rail services from nearby Wallyford Station to Edinburgh Waverley, together with convenient access to the City Bypass and A1. Queen Margaret University is also within easy reach, making the area particularly appealing to first-time buyers, young professionals and investors alike. Fort Kinnaird Retail Park is a short drive away, offering an extensive range of high street retailers, restaurants and leisure facilities.

EXTRAS:
THE PROPERTY IS BEING SOLD AS SEEN AND NO WARRANTIES OR GUARANTEES WILL BE PROVIDED IN RESPECT OF ANY APPLIANCES, WHITE GOODS, FIXTURES, FITTINGS OR THE HEATING SYSTEM.











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SquareFoot

Approx. Gross Internal Area
410 Sq Ft - 38.09 Sq M
For identification only. Not to scale.
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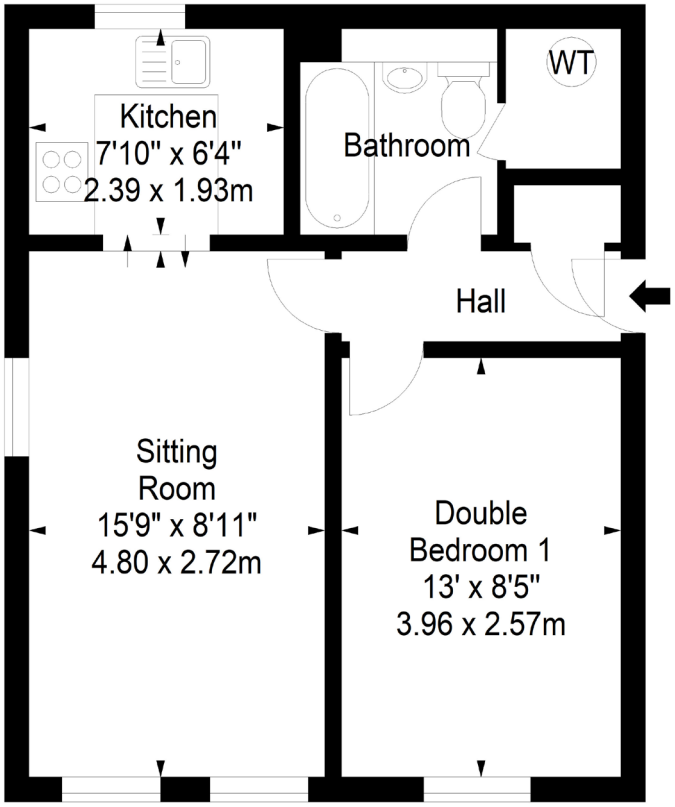

Second Floor

ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.