





Welcome

Offered to the market is this delightful second-floor flat forming part of a small and exclusive modern development, quietly tucked away within a peaceful courtyard setting. Boasting generously proportioned accommodation throughout, this attractive property will undoubtedly appeal to a range of purchasers including first-time buyers, professionals and downsizers.

The welcoming entrance hallway benefits from a useful storage cupboard and leads through to a bright and spacious lounge, which offers ample room for both lounge and dining furniture. French doors open to a charming Juliet balcony, allowing plenty of natural light to flood the room and creating an ideal space for relaxing or entertaining.

The kitchen is of excellent proportion and has space for a breakfasting table. Fitted with a range of white wall and base units, the kitchen further benefits from an integrated oven and microwave, gas hob with extractor hood above, integrated fridge freezer and a pleasant outlook from the window.

The principal bedroom is a particularly generous double room featuring mirrored wardrobes and a well-appointed ensuite shower room with window. The second bedroom is again of good size and also benefits from mirrored wardrobes, making it an ideal guest bedroom, home office or additional double bedroom.

Completing the accommodation is a surprisingly spacious family bathroom fitted with a bath with shower over and window, enhancing both ventilation and natural light.

Further benefits include gas central heating, double glazing, private residents' parking, visitor parking, a communal drying area and beautifully maintained communal gardens.





Musselburgh

Ambassador Court is ideally positioned within the heart of Musselburgh, offering the perfect balance of convenience and peaceful living. Quietly tucked away within an established courtyard development, the property enjoys a tranquil setting whilst remaining just moments from the excellent amenities the town has to offer.

Musselburgh itself is a thriving and highly desirable coastal town situated just east of Edinburgh. Residents benefit from a superb selection of local shops, cafés, restaurants and supermarkets, along with leisure facilities including Musselburgh Sports Centre, golf courses and pleasant coastal and riverside walks nearby.

For commuters, the property is exceptionally well placed with excellent transport links on hand. Regular bus services provide swift access into Edinburgh city centre and surrounding areas, whilst nearby Musselburgh Train Station offers convenient rail connections across East Lothian and into Edinburgh. Queen Margaret University is also within easy reach, making the property particularly appealing to professionals, students and investors alike.

Extras

The property is sold as seen and includes window coverings and light fittings and washing machine.



Get in touch

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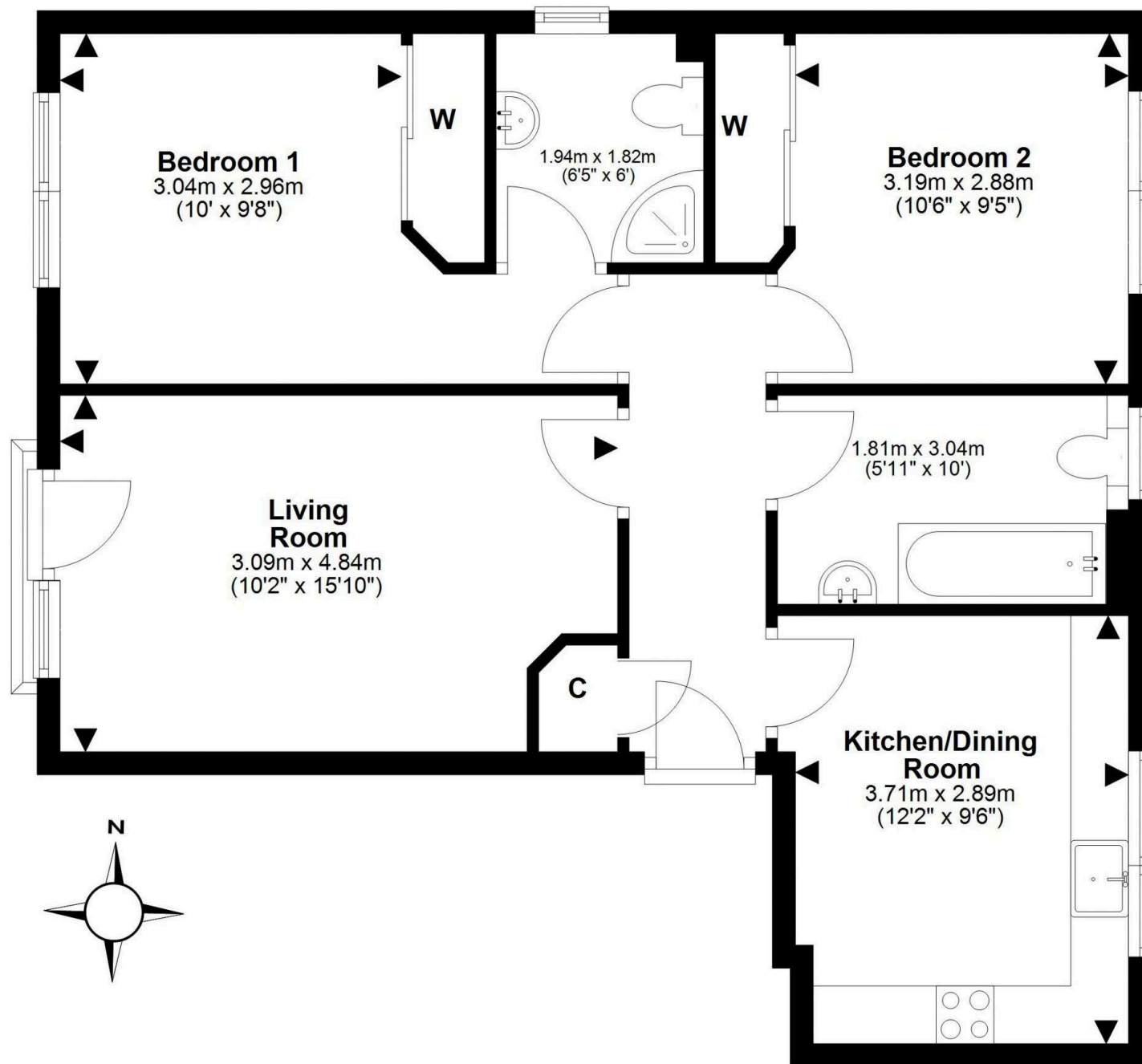
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.