71A Galt Road

MUSSELBURGH | EAST LOTHIAN | EH21 8DL

warners
solicitors & estate agents

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Beautifully presented two-bedroom, Ground floor flat situated in the highly sought-after town of Musselburgh in East Lothian. This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The living room is of an excellent size with storage cupboard, the modern kitchen is well appointed and offers plenty of storage and currently comprises a fridge/freezer, washing machine, induction hob, oven and fan, dishwasher and the boiler. Both bedrooms are well-proportioned with built in storage and a bathroom with shower over the bath and a heated towel rail completes the internal accommodation. The property also benefits from a private front garden, shared rear garden and benefits from on-street parking. Situated near Musselburgh Park and offering easy access to excellent public transport links, early viewing is essential to appreciate everything that this stunning home has to offer.

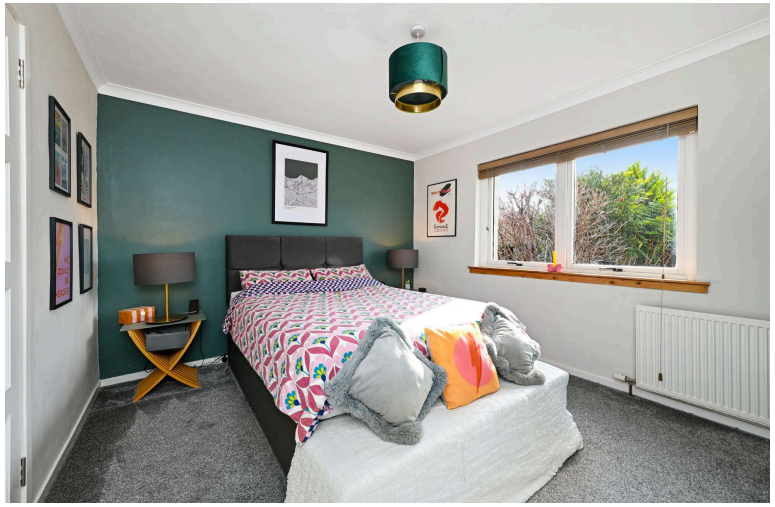
- Two-bedroom Ground floor apartment
- Sought after location
- Easy access to excellent public transport links
- Spacious Living room
- Fully fitted Kitchen
- Two well-proportioned bedrooms
- Stylish bathroom
- Private front and Communal rear garden
- On street parking

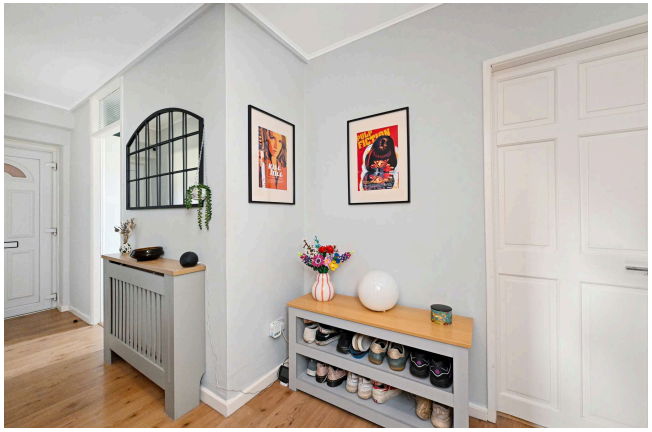
Energy Rating C. Council Tax band A.

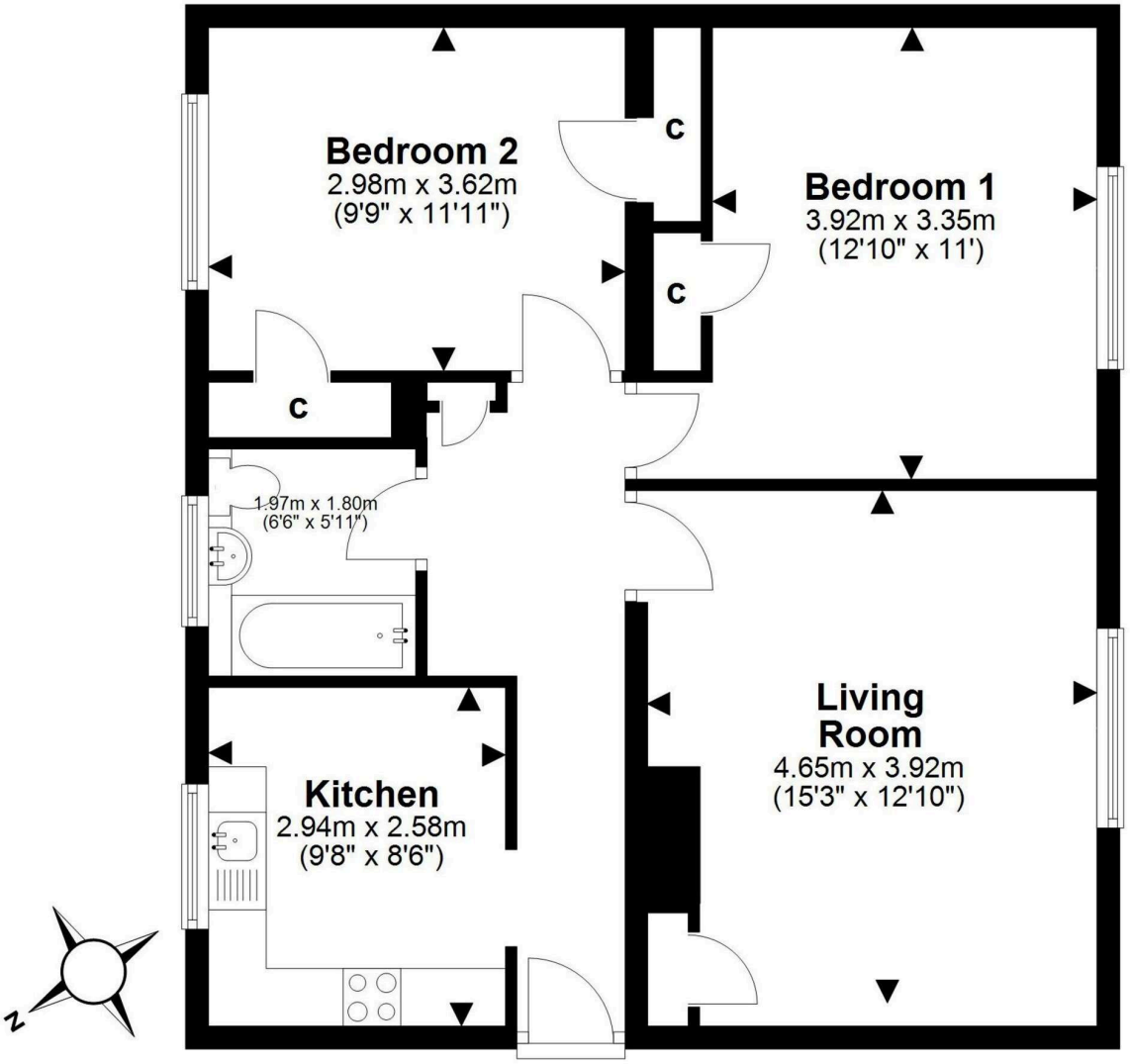
Included in the sale will be the dishwasher, oven and hob, fridge freezer, TV in main bedroom, freestanding cabinet in kitchen. Other items may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 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.