



2FI Tarrant, Gracefield Court
MUSSELBURGH, EH21 6LL

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"2/1 Tarrant, Gracefield Court is an impressive two-bedroom, second-floor apartment"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

2/1 Tarrant, Gracefield Court is an impressive two-bedroom, second-floor apartment tucked away in a quiet cul-de-sac. Ideally located just moments from a vibrant High Street and scenic promenade, this beautifully maintained home is presented in true walk-in condition.

The property offers well-proportioned, easily managed living space, making it perfect for a professional individual or couple. The accommodation comprises: a welcoming entrance hall with built-in storage; a bright and spacious living/dining area; well-equipped kitchen diner featuring ample wall and floor units; two generous double bedrooms, both with fitted wardrobes and a family bathroom complete with a shower room which completes the accommodation on offer. Additional features include electric heating, double glazing throughout, a secure entry phone system and residents' parking.

EPC RATING

The energy efficiency rating for this property is band C.

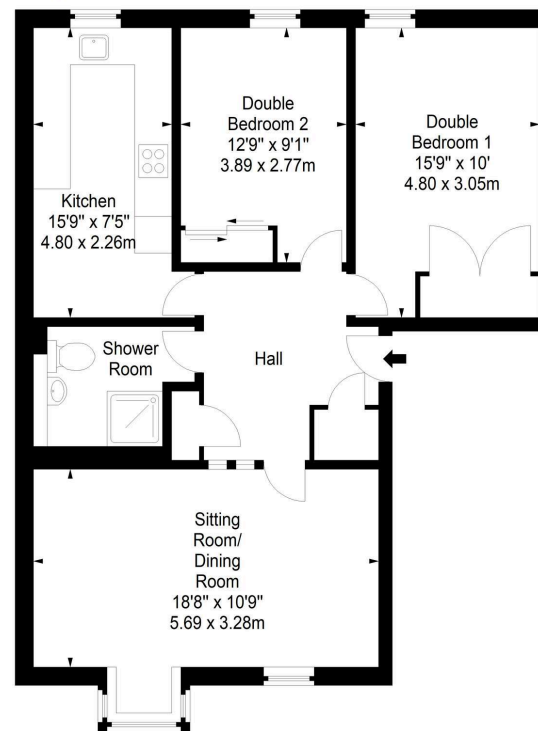
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Gracefield Court,
Musselburgh,
East Lothian, EH21 6LL



Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
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Second Floor

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