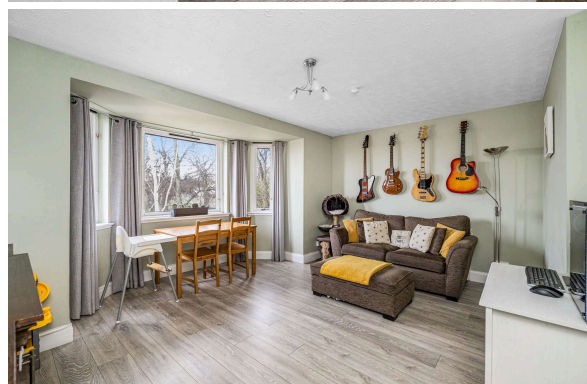




22/9 Park Gardens  
MUSSELBURGH | MUSSELBURGH | EH21 7JY

  
**warners**  
solicitors & estate agents





## 22/9 Park Gardens

MUSSELBURGH | MUSSELBURGH | EH21 7JY

Warners are delighted to present this attractive top-floor apartment, forming part of a well-regarded modern development set within the highly desirable East Lothian town of Musselburgh. Ideally positioned close to a wide range of local amenities and excellent transport links, this bright and well-maintained home will appeal to first-time buyers, professionals and investors alike.

Accessed via a secure and well-presented communal entrance, the property opens into a welcoming reception hallway with excellent built-in storage and access to useful attic space. The generously proportioned lounge and dining room is flooded with natural light from an elegant bay window, which enjoys open views across surrounding woodland, creating a peaceful and relaxing setting. The adjoining kitchen is thoughtfully laid out and well equipped with integrated appliances and a good range of modern wall and base units, offering ample storage and workspace for everyday use.

Both bedrooms are comfortable double rooms, each benefiting from integrated mirrored wardrobes, while the accommodation is completed by a contemporary bathroom fitted with a stylish white three-piece suite and shower over the bath. Further benefits include modern electric heating and full double glazing throughout.

Externally, the property is surrounded by well-maintained communal garden grounds featuring mature planting and lawned areas, along with convenient residents' parking.

- Highly regarded modern development in sought-after Musselburgh
- Top-floor position with attractive open outlook
- Secure communal entrance
- Welcoming reception hallway with built-in storage and access to attic space
- Bright and spacious lounge/dining room with bay window and open woodland views
- Well-equipped kitchen with a good range of wall and base units and integrated appliances.
- Two good sized double bedrooms with integrated mirrored wardrobes
- Modern bathroom with stylish three-piece suite and shower over bath
- Modern electric heating and double glazing

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



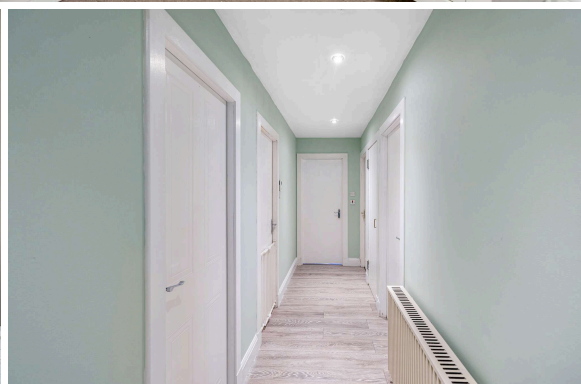
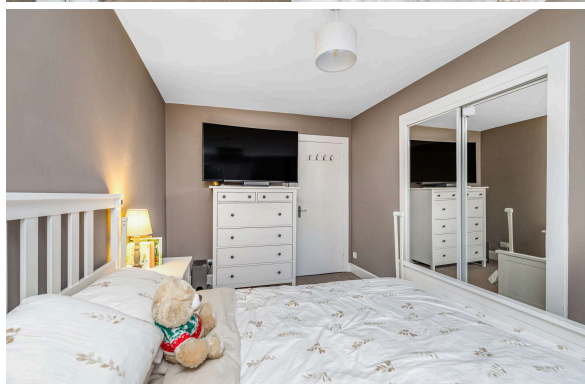


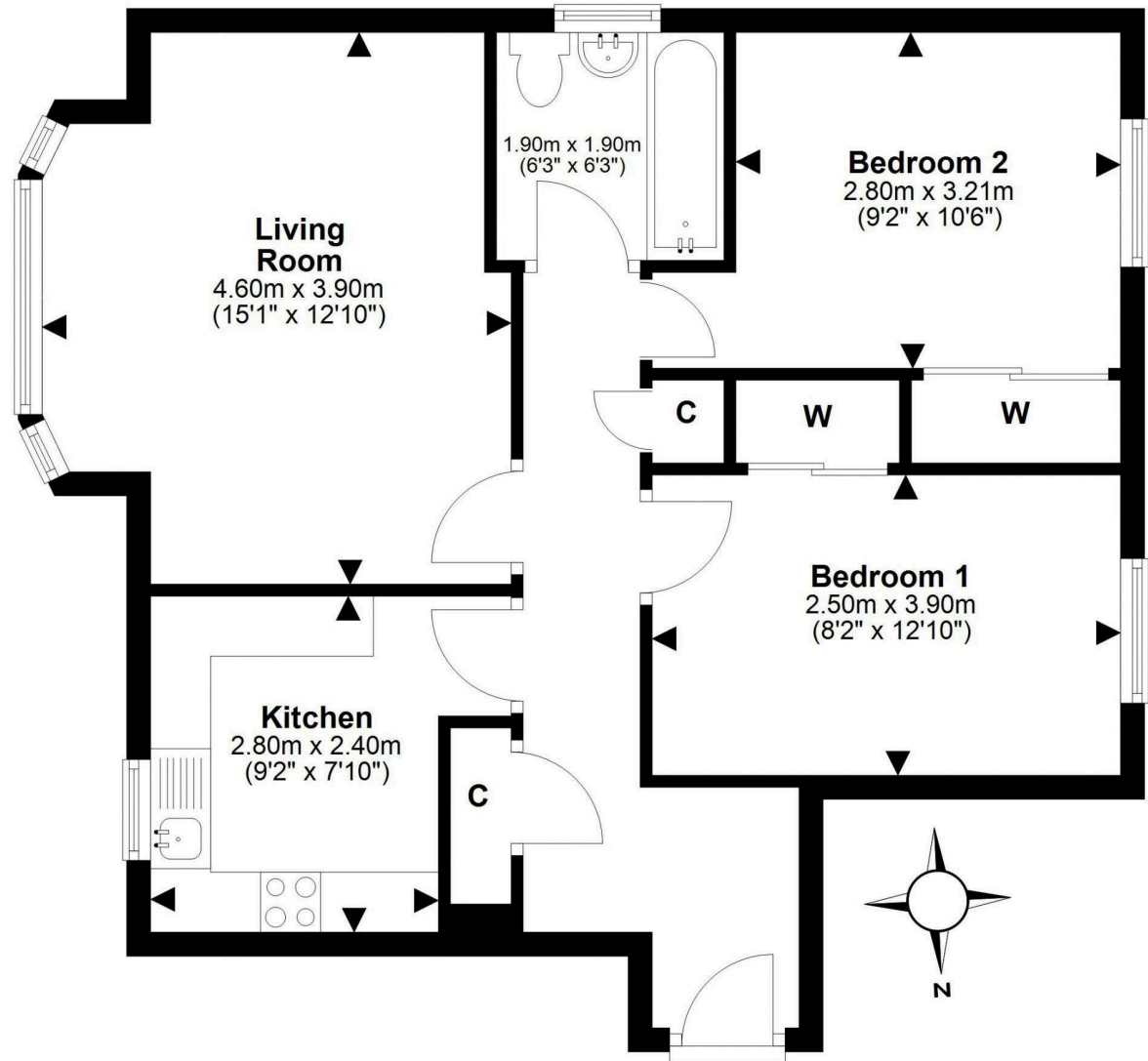
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, 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. Musselburgh also provides schools in both the state and private sector.

Energy Rating E, Council Tax D

Factor Fees payable to trinity factors, approximately £63 per month.

All fixtures, fittings, blinds, curtains, integrated appliances such as the oven/hob and fridge/freezer are included in the sale.





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.