OFFERS OVER £190,000

GF1 Blair, Gracefield Court
Musselburgh, EH21 6LH

drummondmiller
Solicitors & Estate Agents



- Modern ground floor flat in central location
- In good decorative order
- Hall, spacious lounge with electric fire
- Modern fitted kitchen/breakfastroom with appliances
- Two generous double bedrooms, en suite shower room
- Stylish modern shower room
- Electric heating. Double glazing. Private parking space
- EPC Band C, Council tax band D

Description

This is a bright and spacious, modern ground floor flat (59m sq) forming part of a 1980's development close to North High Street and the excellent facilities that entails. In good decorative order throughout, the property benefits from electric heating and double glazed windows. The accommodation comprises, hall with storage cupboard, spacious lounge with feature fireplace, modern fitted kitchen/breakfastroom with integrated appliances, two generous double bedrooms, one with a part tiled en suite shower room, both with mirror fronted fitted wardrobes and finally, a stylish, modern, part tiled shower room with two piece white suite with walk in glazed shower with fold down seat.













Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen
Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There are landscaped communal grounds to the rear with bin store, paved patio and rotary dryer. To the front of the property is a private, allocated parking space.

Extras

All the fitted floor coverings, blinds, integrated electric hob, oven, cooker hood, fridge/freezer and automatic washing machine are included within the sale price.

Home Report

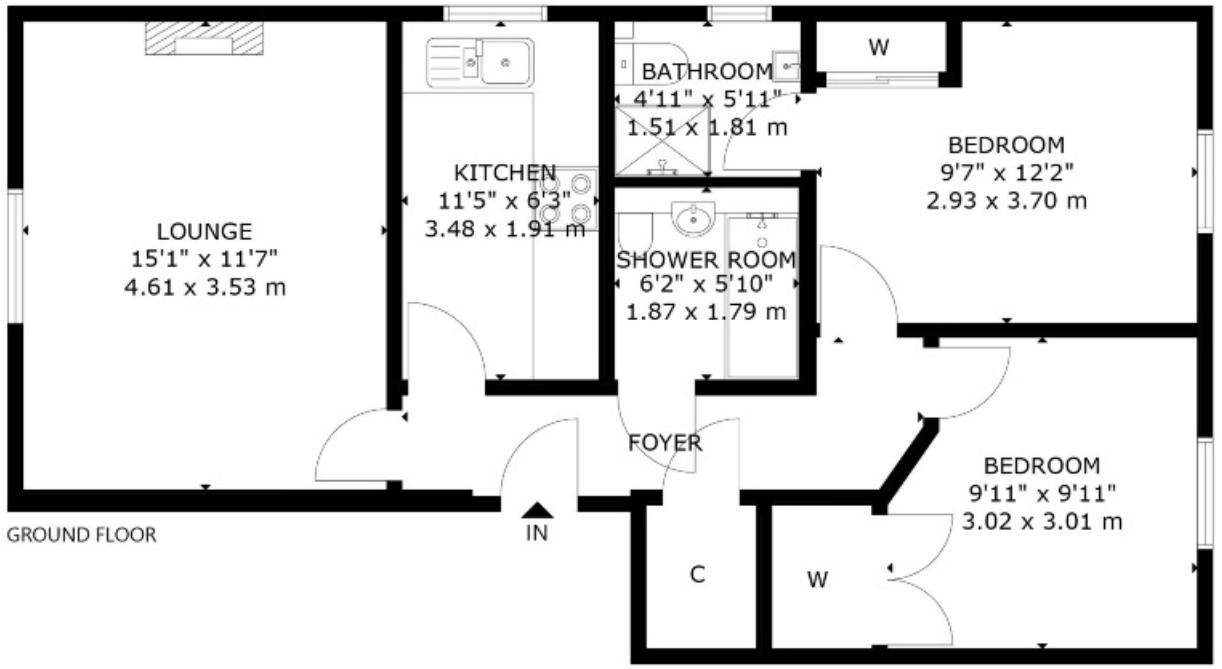
The property has been valued at £195,000 and the Home Report is available via the ESPC listing.

Factors

The property is factored by Charles White Property Management with a monthly charge of £99.65

Viewing

By appointment telephone Agents on 0131 665 3131



GF1, BLAIR, GRACEFIELD COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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