



11 Battlefield Drive, Musselburgh, East Lothian, EH21 7DF

Light and Tastefully Presented, Two-Bedroom, Semi-Detached Home Up to date price and viewing info at mov8realestate.com/property



Property Description

Light and tastefully presented, two-bedroom semi-detached home, with gardens and allocated parking. Set in a modern residential development, in the popular Musselburgh area, East Lothian.

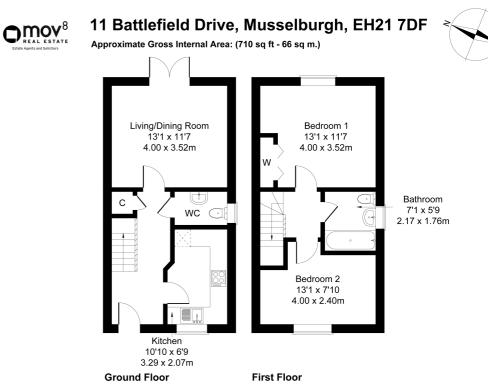
Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom, wellproportioned room sizes and Amtico flooring in the hall. In addition, there is gas central heating, double glazing and good storage, including a loft space.

A generous plot includes an enclosed garden to the rear, with a lawn and a shed, as well as a fenced garden to the front with low-maintenance landscaping.

This modern development offers easy access to both Musselburgh town centre and the A1.

A welcoming entrance hall has ample space for outerwear and gives access to the carpeted staircase, an under-stair store cupboard, and a WC with a two-piece suite and a side aspect window. Rear-facing is a good-sized, versatile reception room, featuring carpeted flooring, two pendant light fittings and French doors to the rear garden. Set to the front is a bright, modern kitchen, fitted with stone-effect worktops, a sink with a drainer, an integrated fridge/freezer, a dishwasher, an oven and a gas hob, with a stainless-steel canopy and splashback. On the first floor, the bedrooms are set to opposite aspects, with bedroom one overlooking the rear garden and including a built-in wardrobe and carpeted flooring. Bedroom two also includes carpeted flooring, a central pendant light fitting and space for freestanding storage. The family bathroom comprises a modern three-piece suite, with a shower-over-bath and tiled splash walls.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract

Area Description

Musselburgh, also known as "The Honest Toun," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.



















Our Services

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

Contact Us

0345 646 0208 sales@mov8realestate.com www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.