



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

Light and Tastefully Presented, Two-Bedroom, Semi-Detached Home

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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, well-proportioned 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.

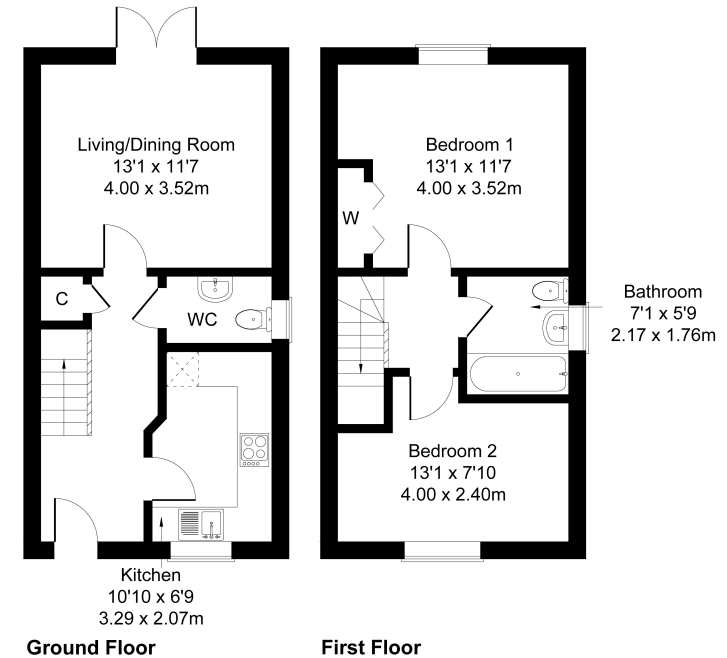
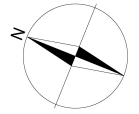
This modern development offers easy access to both Musselburgh town centre and the A1.

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.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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 Town," 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.





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