

# 1/1 Gracefield Court

FARNHAM, MUSSELBURGH, EAST LoTHIAN, EH21 6LL



*INVITING 2-BEDROOM  
FIRST-FLOOR FLAT*



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Welcome to this inviting 2-bedroom first-floor flat situated in the desirable Gracefield Court of Musselburgh. As you step through the front door, you're greeted by a spacious entrance hall that serves as the heart of the home, providing easy access to all rooms.

To your right, discover the inviting living room, boasting abundant natural light streaming through large windows, creating a bright and airy atmosphere perfect for relaxation or entertaining guests.

Adjacent to the living room, you'll find the well-appointed kitchen, featuring modern fittings including an electric hob, fitted oven, and ample countertop space, making meal preparation a breeze.

The flat comprises two generously sized double bedrooms, offering ample space for rest and relaxation, each providing a comfortable retreat at the end of the day. The property benefits from a wetroom-style bathroom, providing convenience and functionality with its efficient layout and contemporary design.

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**Bedroom 1**

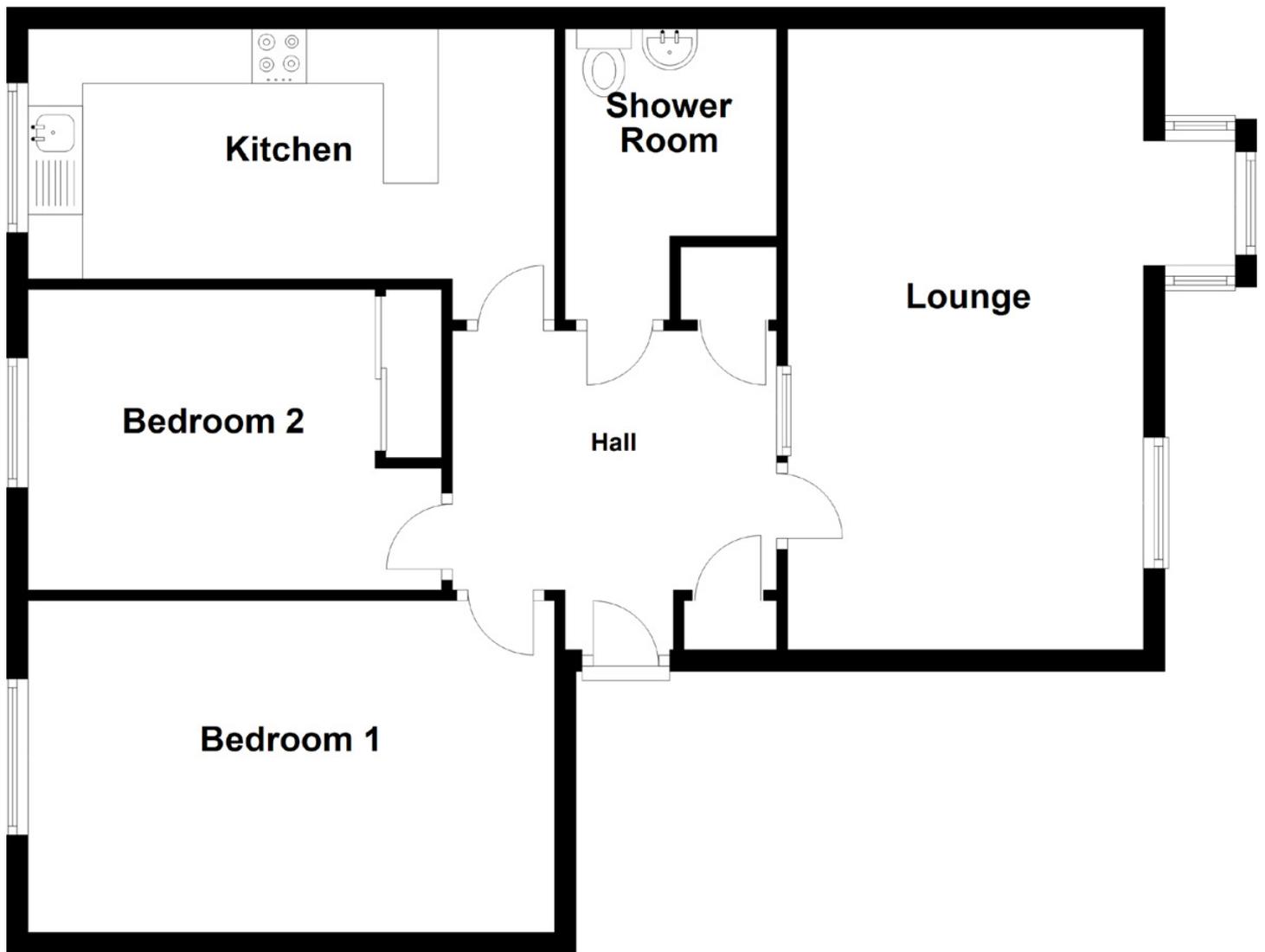




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.72m (18'9") x 3.25m (10'8")
Kitchen	4.81m (15'9") x 2.68m (8'9")
Bedroom 1	4.81m (15'9") x 3.05m (10')
Bedroom 2	3.78m (12'5") x 2.76m (9'1")
Shower Room	1.93m (6'4") x 1.91m (6'3")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C



Externally, the property shares access to a communal garden and there is also off-street parking available.





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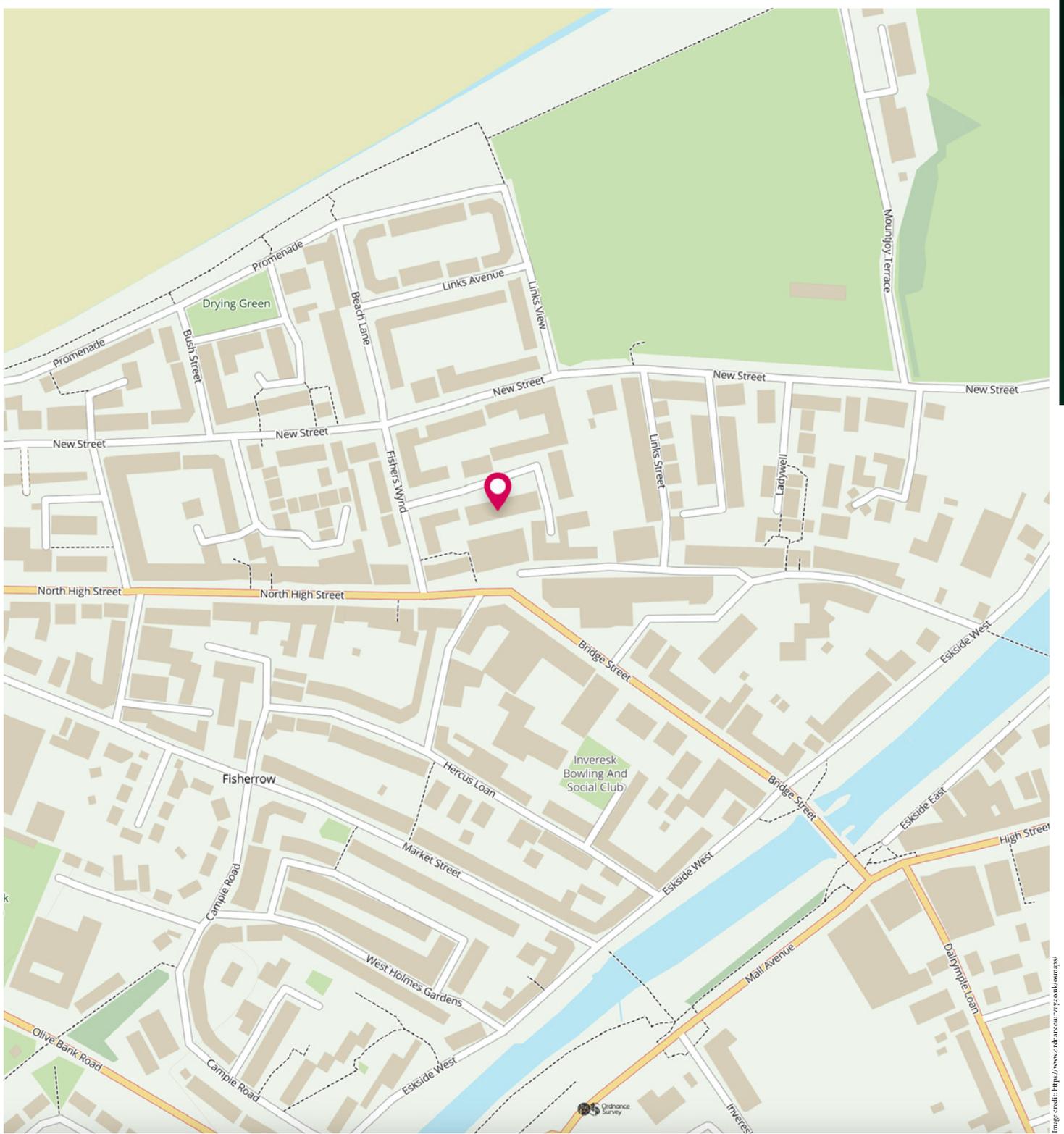
Musselburgh is a thriving historic town, situated on the boundary of the City of Edinburgh, in the County of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth. There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town, the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre.

It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. ASDA or Kinnaird Park, both of which are within reach of the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest.

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## The Location



# McEwan Fraser Legal

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