

# CHAMPVRAIE

PROPERTY

2F1 Barsworth, Gracefield Court, Musselburgh, EH21 6LL



OFFERS OVER  
**£185,000**

# ABOUT THIS HOME

Welcome to Gracefield Court, Musselburgh! Discover the epitome of modern living in our stunning top-floor apartment now available for sale. Located in the esteemed Barsworth area, this 3-bedroom gem offers luxurious comfort and convenience.

Step into spacious elegance as natural light floods the open-plan living area, perfect for hosting gatherings or relaxing evenings. With three generously sized double bedrooms, including a master with an en-suite bathroom, every member of the household is treated to their own haven of tranquility.

No detail is spared in this contemporary home, boasting not one, but two pristine bathrooms for added convenience. Embrace the warmth of electric central heating throughout the property, ensuring comfort in every season.

Convenience meets practicality with residential parking, providing hassle-free access to your abode. Need extra storage? Look no further than the attic space, offering ample room for all your belongings.

Priced competitively at offers over £185,000, this apartment presents an exceptional opportunity to indulge in Musselburgh's finest lifestyle. Don't miss your chance to call Gracefield Court home. Contact us today to schedule your viewing and make your dream home a reality!



# SPECIFICATIONS

## General Home

- Electric Central Heating.
- Additional Attic storage space.
- Three double bedrooms, one with an en-suite bathroom.
- New carpets throughout.
- Tested interlinked smoke and heat alarms.
- Two bathrooms including an en-suite.
- Private residential parking.
- Large storage cupboards.
- Walking distance to the local beach and high street.
- Charles White factors maintaining the building and stair.
- Secure telephone entry to stair.



## LIVING ROOM



# KITCHEN



## MAIN BEDROOM



## EN-SUITE & MAIN BATHROOMS

- En-suite bathroom
- Main bathroom including bath & shower.
- Modern tiles and white colours.



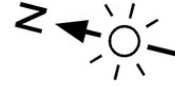
ADDITIONAL DOUBLE BEDROOMS



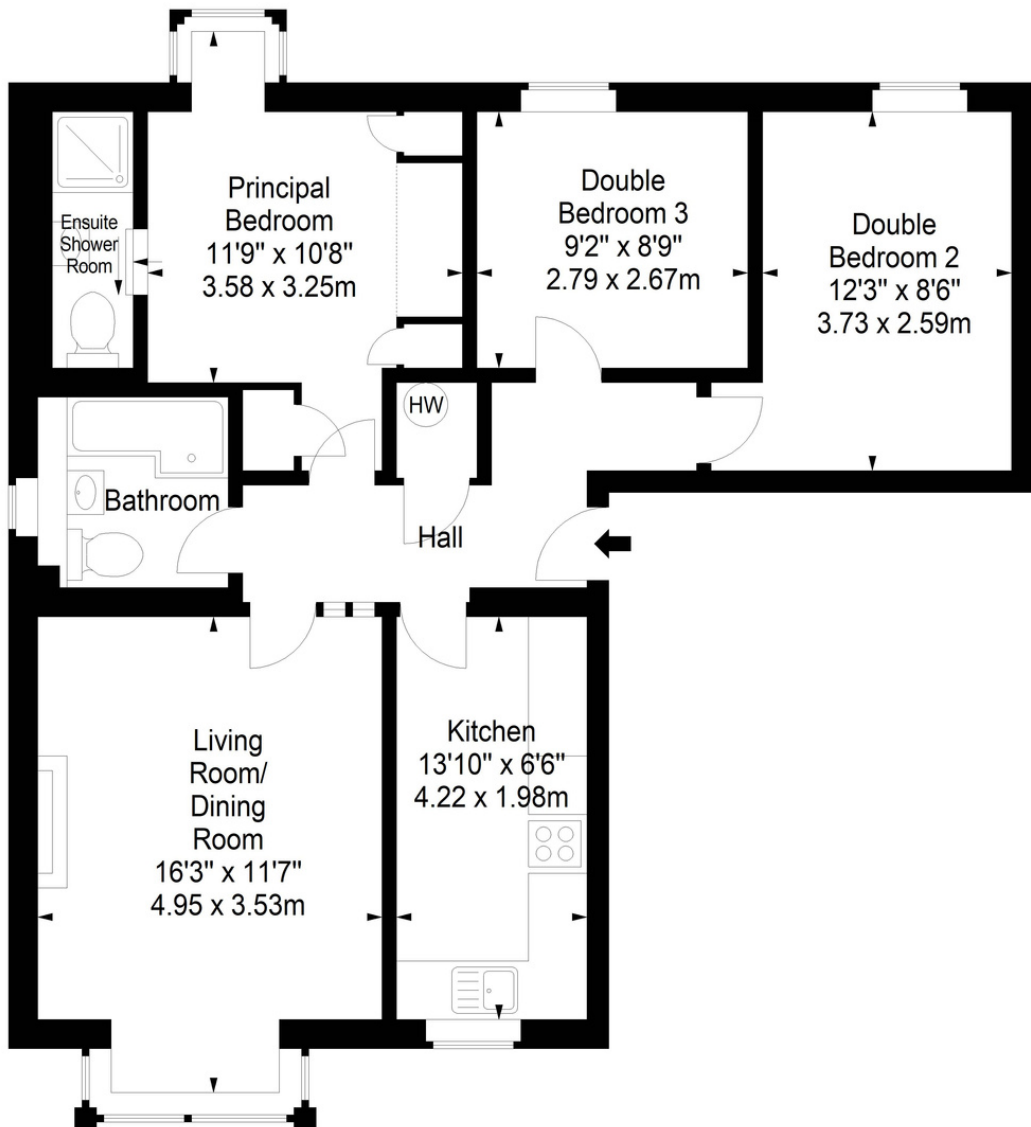


# FLOOR PLAN

Barsworth,  
Gracefield Court,  
Musselburgh, EH21 6LL



Approx. Gross Internal Area  
775 Sq Ft - 72.00 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor

# GET IN TOUCH

## Information for interest parties;

### Fixtures and Fittings:

Only appliances specifically mentioned in the sales particulars are included in the sale price.

### Services:

electric central heating, mains water, electricity, broadband, Attic storage space.

**Council Tax Band: D**

**EPC Rating: D**

### Tenure

Freehold

### Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

### Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.

**CHAMPVRAIE LTD**

**25 BRIDGE ST  
MUSSELBURGH  
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[WWW.CHAMPVRAIE.CO.UK/BARSWORTH](http://WWW.CHAMPVRAIE.CO.UK/BARSWORTH)