

# GLADSTONES

Property Investment Managers

# To Let

## Inveresk Road, Musselburgh



Rent - £1300pcm	Bedrooms – 2	Deposit - £1500
Type – Main door double upper flat	Parking - On Street	Garden – Shared
Criteria – Rent in advance, full deposit, No smokers, No Pets - AVAILABLE MID APRIL		
Energy Efficiency Rating: Band C Environmental Impact Rating: C		
Landlord Registration No: 23528/230/22000 Council Tax Band: C		

### Property Details

This beautifully presented **UNFURNISHED** 2 bedroom, two-storey main door flat is set within a highly desirable residential area, just moments from the popular town centre, excellent schools, local amenities, and superb transport links.

The accommodation comprises a spacious and contemporary fitted kitchen/diner complete with appliances, perfect for both everyday living and entertaining. A bright and welcoming sitting room offers a comfortable space to relax, while the bathroom features a shower over the bath. Upstairs, the property boasts two generous double bedrooms, enhanced by charming dormer and Velux windows that allow plenty of natural light to flow in. Additional benefits include double glazing and gas central heating, ensuring warmth and efficiency throughout the year. Externally, there is access to a shared drying area, a private garden shed for extra storage, and convenient on-street parking. This property offers an excellent opportunity to enjoy modern living in a well-connected and sought-after location.

Letting Agent Registration Number: **LARN1806008**

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Ask inside for more details!

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