

# 3 Bedroom Ground Floor Flat

## 2 Windsor Park Place



**Musselburgh**







































# Beautiful, Bright, Spacious Ground Floor Flat OFFERS OVER £160,000

## PROPERTY DETAILS

### **Entrance Hallway** - 26' 0" x 7' 2" (7.92m x 2.18m)

The entrance hallway runs right through the property opening out on to another bright and spacious hallway (approx 7ft x 6ft) providing access to all rooms in the property. Large storage cupboard. Laminate wood effect flooring and decorative radiator covers.

### **Kitchen** - 10' 10" x 9' 9" (3.30m x 2.97m)

This bright and spacious modern 'Magnet' kitchen is fitted with a range of base and wall-mounted units providing plenty of storage. In contrast to the light wood effect units are dark marble effect worktops and splash backs. Stainless steel sink, drainer and mixer tap. Built in electric single oven and gas hob. Microwave with grill, Integrated washing machine, dishwasher and fridge/freezer. Window facing out to front garden giving plenty of natural sunlight with plenty of room for a small dining table and chairs. Laminate wood flooring. Includes curtains, rails and light fittings.

### **Lounge** - 10' 10" x 11' 4" (3.30m x 3.45m)

This bright and sunny well proportioned south facing lounge features patio doors out to a beautiful maintained front garden. There is a large wooden mantel piece with a traditional style gas fire which is a focal point of the room. A large storage cupboard hosts the boiler. Laminate flooring. Fitted blinds curtains and light fittings are included.

### **Bathroom** - 6' 5" x 8' 0" (1.95m x 2.44m)

This well proportioned modern bathroom is tiled from floor to ceiling and is fitted with beech effect storage cupboards and a 3-piece suite, in white, comprising; WC, wash hand basin, bath with wall-mounted shower and 4 panel fitted shower screen. Wall mounted large heated towel rail. Large window giving plenty of natural light.

### **Bedroom 1** - 10' 0" x 11' 1" (3.05m x 3.38m)

Facing to the back of the property and currently being utilised as a dining room, this double bedroom is the smallest of the 3 bedrooms however is still of a very generous proportion. Window with fitted blind and curtains. Laminate beech effect flooring. Radiator and ceiling light.

### **Bedroom 2** - 14' 0" x 9' 6" (4.26m x 2.89m)

This large double bedroom is situated at the back of the property over looking the private back garden. Double window with fitted blind and curtains. Large storage cupboard with hanging rail and removable shelving. Laminate flooring. TV Ariel point.

### **Bedroom 3** - 13' 6" x 10' 7" (4.11m x 3.22m)

Situated to the front of the property overlooking the front garden. This south facing master bedroom is bright, beautiful and extremely spacious. It has a large storage cupboard with built in rails. Laminate flooring. Radiator. TV Ariel point. The extremely large window is fitted with blinds and curtains.

**Gardens** - There are both private gardens to the front and back of this property. Adding to its family appeal. A separate gated entrance leads up a path way to the side of the building to access the front door. The garden to the front is accessed through the patio doors from the lounge and is south facing and extremely well maintained. It is completely hedged in and the garden grounds have been designed with both lawn and ornate stone and gravel patio areas. The large garden to the rear of the property is proportionally sized and is well maintained with shrubs and small bushes but designed with ease of maintenance. Seating areas are nestled between the shrubbery and it hosts a well maintained lawn. A large shed sits to the left of the garden providing plenty of storage space and a greenhouse for any garden enthusiast who might be interested in 'growing their own'





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