

**58u Linkfield Road
Musselburgh, EH21 7NT**

OFFERS OVER £205,000



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- Well-proportioned 3rd floor flat with lift
- Superb panoramic views
- Large living room and separate kitchen/breakfastroom
- Two generous double bedrooms with storage
- Fully tiled shower room
- Electric heating and double glazing
- Shared gardens, single garage and residents' car park to rear
- EPC Band F, Council tax band D

Description

This sizable flat (72m sq) offers superb uninterrupted views and is positioned on the third (top) floor of this 1970's block which benefits from a lift. The property benefits from double glazed windows, electric storage heating and a secure entryphone system. There is an entrance hall with sklight and storage cupboard, bright living room with large picture window overlooking the racecourse and a further window looking across the rooftops towards Fa'side Castle, modern fitted kitchen/breakfastroom with integrated appliances and breakfast bar, two generous double bedrooms with excellent storage, whilst the fully tiled shower room has a modern two piece suite and separate shower cabinet with electric shower.





Location

Linkfield Road is a quiet yet central location in the extremely popular seaside town of Musselburgh. It is only a very short walk away from the vibrant High Street, a large Tesco supermarket and High School. The town enjoys all the benefits of a coastal location including a small harbour and delightful walkways. Musselburgh is surrounded by unspoiled countryside yet allows ready access to fast main road. Major retail parks are readily accessible and there are excellent connections to Edinburgh's City Centre (6 miles) by bus and train.

Gardens and parking

There are communal gardens, drying area, ample residents parking and a single garage.

Extras

The fitted floor coverings, integrated electric hob, oven, cooker hood, fridge/freezer, dishwasher, wine cooler and automatic washing machine are included in the sale.

Factors

The property is factored by Charles White & Co with a monthly charge of approximately £90.

Home Report

The property has been valued by surveyors at £210,000 and the Home Report is available via the ESPC web site.

Viewing

To view telephone Agents 0131 665 3131.





THIRD FLOOR

58U LINKFIELD ROAD MUSSELBURGH EH21 7NT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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