

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

OFFERS OVER £165,000



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- Well-proportioned 1st floor flat with lift
- Superb views across Racecourse
- Large living room and separate kitchen
- Generous double bedroom with storage
- Stylish, modern shower room
- Double glazing
- Shared garden, single garage and residents' car park to rear
- EPC Band D, Council tax band C

### Description

This sizable flat (46m sq) offers superb uninterrupted views across to the racecourse and is positioned on the first floor of this 1970's block which benefits from a lift. The property is in excellent decorative order throughout and provides double glazed windows, and a secure entryphone system. There is a bright living room with bay window and electric fire and a separate modern fitted kitchen with appliances. There is a generous double bedroom with excellent storage, whilst the stylish fully panelled 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 & parking

There are beautifully maintained communal gardens, a storage cupboard within the communal stair, ample residents parking and a single garage.

### Extras

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

### Home Report

The property has been valued by surveyors at £170,000 and the Home Report is available via the ESPC web site.

### Factors

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

### Viewing

To view telephone Agents 0131 665 3131.





58G LINKFIELD ROAD, MUSSELBURGH EH21 7NT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 505 SQ FT / 47 SQ M  
 GARAGE 141 SQ FT / 13 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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