



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25c Pinkie Road
Musselburgh EH21 7ET

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Located in highly sought-after Musselburgh, this home offers the best of both worlds. Enjoy leisurely beachside strolls, scenic riverside walks, and a vibrant community—all just a short, stress-free commute to the bustling city center. Step into this two-bedroom second-floor flat, where generously proportioned accommodations invites you to unwind. The spacious lounge/diner is bathed in natural light, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining. Next door, a well-appointed kitchen is fitted with good work surface space and ample storage. Retreat to one of the two double bedrooms, the larger of the two boasts excellent built-in storage. Finally, there is an attractive three-piece bathroom with over-bath shower.

Property Summary

- Located in popular Musselburgh
- Second floor flat
- Spacious lounge/diner
- Well-appointed kitchen
- Two excellent double bedrooms
- Bright three-piece bathroom
- Gas central heating & double glazing
- Pretty, enclosed private garden to rear, with potting shed
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £160,000







Fabulous
two bedroom
second floor
flat, in popular
Musselburgh





Step outside to your pretty private enclosed garden. This green oasis comes complete with a potting shed, perfect for gardening enthusiasts or for those seeking a quiet spot to enjoy a morning coffee or evening glass of wine.

Ample unrestricted on-street parking

Extras: all fitted floor coverings, window blinds, kitchen appliances and potting shed, to be included in the sale.

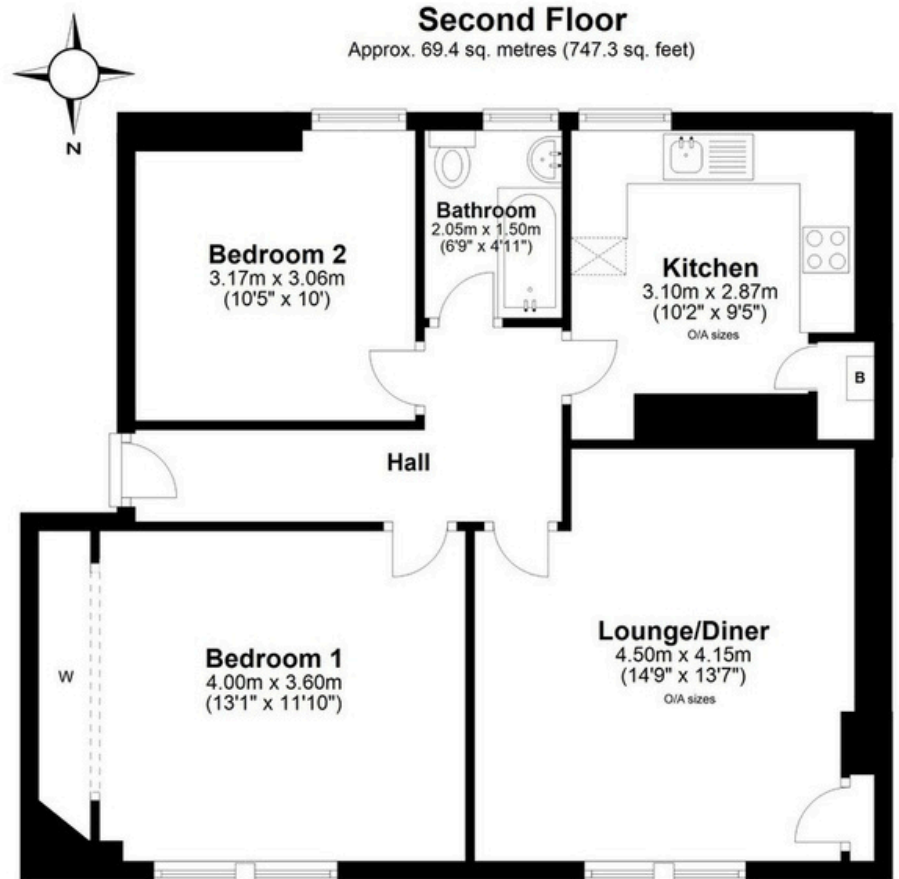
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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.