



GARDEN STIRLING BURNET

36 PINKIE ROAD
MUSSELBURGH, EAST LoTHIAN, EH21 7ES

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Forming part of a traditional building, this main-door ground-floor flat is a beautiful two-bedroom residence in the heart of Musselburgh. It is presented in excellent decorative order throughout, with neutral interiors. It also has a quality kitchen and three-piece bathroom, as well as great built-in storage to maintain a tidy home. Offering versatility to suit a variety of buyers, this property will be popular with professionals, couples, downsizers, and young families.

The home's private front door opens into a welcoming vestibule, leading to a central hall with built-in storage. From here, wooden doors connect to the main accommodation, including the open-plan living room and breakfasting kitchen. This charming reception area has ample floorspace for comfy lounge furniture and a table and chairs for casual meals. It is brightened by dual-aspect windows and crisp white décor, paired with a wood-textured floor that brings a lovely warm glow. A built-in cupboard is perfect for regularly used household goods. Meanwhile, the kitchen area is well-appointed with timber-toned cabinets and stone-effect worktops, providing plenty of storage and workspace. It has a popular look and comes with an integrated oven, gas hob, and extractor hood. A fridge and freezer, and a dishwasher are also included.

FEATURES

- Ground-floor flat in excellent decorative order
- Situated in the heart of Musselburgh
- Near amenities, schools and transport links
- Neutral decoration and quality finishings
- Private main-door entrance
- Welcoming entrance vestibule
- Central hall with built-in storage
- Open-plan living room/breakfasting kitchen
- Well-appointed kitchen design
- Two double bedrooms (one with built-in wardrobe)
- Large 3pc bathroom with overhead shower
- Communal back garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing





Set to the south-facing front, the two double bedrooms are both bright and airy. They are further enhanced by neutral décor and easy-to-maintain wood-toned floors. The principal bedroom has the more generous proportions and it is accented by detailed cornice work and a ceiling rose. The second bedroom, on the other hand, has a built in mirrored wardrobe. This room is currently organised as a relaxed reception/reading area, showcasing the home's flexibility to suit a variety of buyers. It could also be used as a home office or nursery, if preferred. A large bathroom, enveloped in tiles, completes the accommodation, providing a three-piece suite and overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, homeowners have access to a fully enclosed communal garden that is laid to lawn. In addition, there is unrestricted on-street parking opposite the building.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge and freezer, and a dishwasher are included. A washing machine may be available by negotiation.







Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

