



18d Links Street Musselburgh, EH21 6JL

**Exceptionally Appealing Main Door Double Upper Flat
Charming Period Terrace In Desirable Location
Convenient To Local Amenities, Schools And Transport Links**

- Entrance Hall • Lounge • Dining Kitchen • 3 Bedrooms • Shower Room**
- Gas central heating • Double glazing • Communal garden •**



Description

Exceptionally appealing main door double upper flat forming part of a charming period terrace located only a short walk from a delightful sandy beach on the banks of the Firth of Forth in the historic East Lothian town of Musselburgh.

Accessed from a rear stairway, the property is presented in move-in condition and offers flexible, well-proportioned accommodation which briefly comprises, on the first floor: entrance hallway with stair to the upper level, comfortable front facing lounge with attractive focal fireplace with wood burner style electric stove, well fitted dining kitchen with feature exposed brick work, Belfast style sink and clothes pulley, principal bedroom with built-in storage and stylish shower room; on the second floor: two further bedrooms. Tastefully decorated with enhancing features, comfort is further assured by means of gas central heating complemented by the installation of double-glazed windows. There is a well-tended communal garden at the rear of the building enjoying a bright, southerly/westerly aspect with access to useful private understairs storage. Unrestricted on-street parking.

Location

This popular coastal town lies east of Edinburgh city centre, convenient to the A1 for southbound travel and access to the city by-pass which in turn links with major

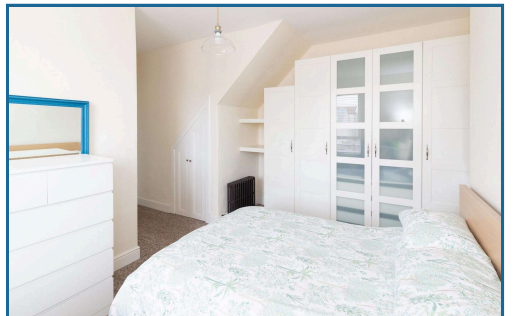
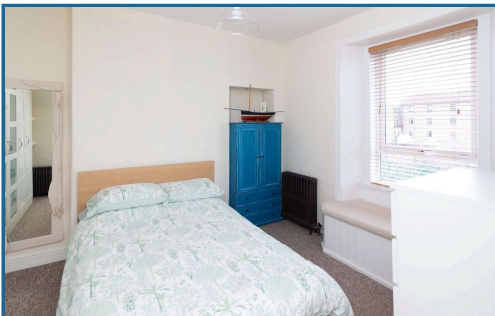
motorway networks. The town offers a comprehensive range of shops and amenities with Fort Kinnaird Retail Park providing major retail outlets, multi-screen cinema and eateries only a short drive away. Schools catering for all age groups are easily accessible with the property also convenient for access to Queen Margaret University. Excellent recreational facilities in the vicinity include the Brunton Theatre, Musselburgh Golf Course, Musselburgh Racecourse and Musselburgh Sports Centre as well as the lovely sandy beach providing delightful scenic walks linking with neighbouring towns along the east coast. A regular public transport service operates nearby with a rail link also available.

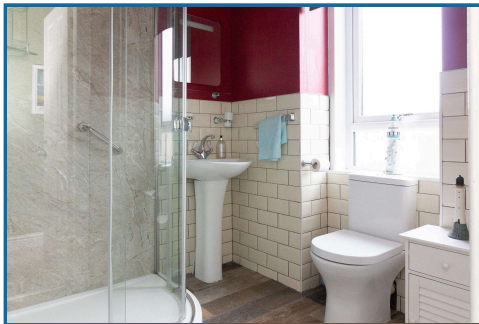
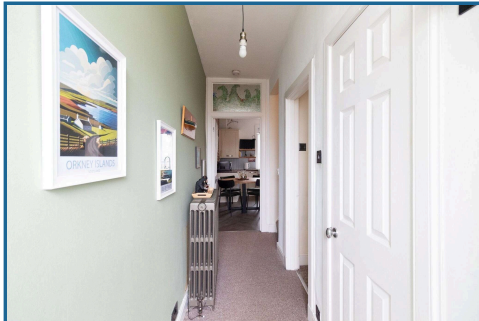
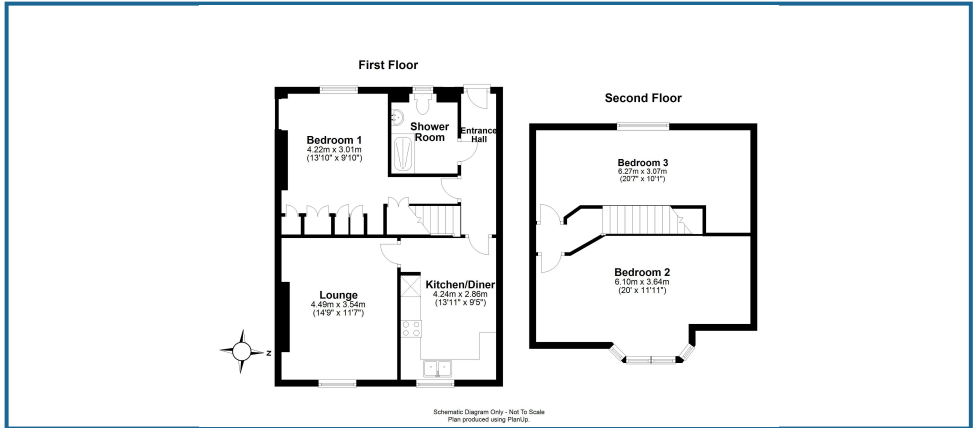
Extras All fitted floor coverings, curtains, blinds and kitchen appliances.

Price And Viewing For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating D

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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