



Malcolm Jack
& Matheson

58A Linkfield Road, Musselburgh,
Edinburgh EH21 7NT



**OFFERS OVER
£210,000**

**GENEROUSLY SIZED GROUND
FLOOR APARTMENT WITH
COMMUNAL GROUNDS, BESIDE
MUSSELBURGH RACECOURSE
COMES WITH PRIVATE GARAGE
AND OFF-STREET RESIDENTS
PARKING**

**SECURE ENTRY PHONE
HALL
LOUNGE
KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM
COMMUNAL GROUNDS
SINGLE GARAGE
RESIDENTS PARKING & OFF-
STREET PARKING
EH & DG
EPC E**



SITUATION

Musselburgh is a charming coastal town in East Lothian, just a short distance from Edinburgh, offering a lovely blend of traditional character and modern convenience. The town is well known for its beautiful coastline, riverside walks and the historic Musselburgh Racecourse, while nearby beaches and open green spaces provide plenty of opportunities to enjoy the outdoors. With a good selection of local shops, cafés, schools and amenities, together with excellent transport links into Edinburgh and surrounding areas, Musselburgh is a popular choice for those looking to enjoy a relaxed coastal setting while remaining within easy reach of the city.

PROPERTY

Generously sized, superb ground floor apartment forming part of an attractive modern block with manicured communal grounds, ideally situated beside Musselburgh Racecourse. The property is within easy reach of Musselburgh town centre and Wallyford train station.

Internally, the property is presented in walk-in condition and offers modern, spacious living accommodation. The well-proportioned layout comprises a bright lounge, breakfast kitchen, two double bedrooms and a bathroom.

The property benefits from electric heating, double glazing and a secure entry phone system. There is also the added convenience of a lift within

the building and well-maintained communal grounds. Further benefits include a private lock-up garage, ample residents' off-street parking and additional on-street parking.

ACCOMMODATION

ENTRANCE VESTIBULE

Cupboard housing meters. Entry phone handset. Laminated flooring.

HALL

Built in cloak cupboard. Electric radiator. Laminated flooring.



LOUNGE 5.60M X 3.60M (18'4" X 11'10")

Exceptionally spacious and well-lit lounge with large picture window to the front with view of Musselburgh Racecourse. Electric radiator. Carpet.

KITCHEN 4.10M X 2.60M (13'5" X 8'6")

Fully fitted kitchen with integrated electric hob, cooker hood, oven, sink and drainer. Free standing fridge/freezer and a new washing machine. Window to the rear and window to the side. Electric radiator. Ample space for table and chairs.

BEDROOM 5.00M X 2.70M (16'5" X 8'10")

Spacious double bedroom. Built in mirrored wardrobes. Window. Electric storage heater. Carpet.

BEDROOM 3.40M X 2.60M (11'2" X 8'6")

Second spacious double bedroom with window. Built in triple wardrobe. Electric storage heater. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with electric shower, wash hand basin and WC. Extractor fan. Heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property benefits from beautifully maintained communal garden grounds, communal drying greens and bin stores. There is also a private lock-up garage, along with ample residents' off-street parking and additional on-street parking.

FACTORING FEES

Property manager/factors are responsible for internal and external maintenance, buildings and lift insurance. The monthly fee is approximately £124.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding washing machine and the fridge/freezer.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

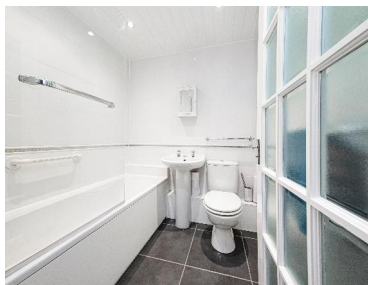
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 71.9 sq m / 774 sq ft

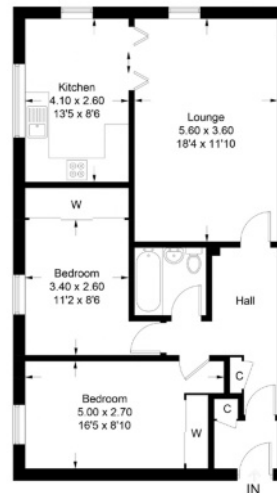


Illustration for identification purposes only.
Measurements are approximate, not to scale. (01383731) paul@malcolmedia.com

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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