

G5 Pittencrieff Court

LINKFIELD ROAD, MUSSELBURGH, EH21 7QX



BEAUTIFULLY PRESENTED ONE-BEDROOM GROUND-FLOOR FLAT IN EXCELLENT INTERNAL CONDITION



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom ground-floor flat, enjoying an enviable position overlooking Musselburgh Racecourse. The property is in excellent internal condition and offers bright, generously proportioned accommodation with stylish contemporary finishes. Situated in the popular coastal town of Musselburgh, the flat is ideal for a first-time buyer, young professional, or anyone seeking a comfortable, low-maintenance home within easy reach of Edinburgh.

The accommodation is accessed via a welcoming entrance hallway that leads to the principal rooms. The impressive living room is particularly appealing, offering generous proportions, a beautiful contemporary finish, and superb open views across Musselburgh Racecourse. There is ample space for a large sofa and a full range of supporting furniture.

The Property



Living Room





Living Room





The attractive kitchen is well appointed with fitted base and wall-mounted units that provide plenty of prep and storage space.





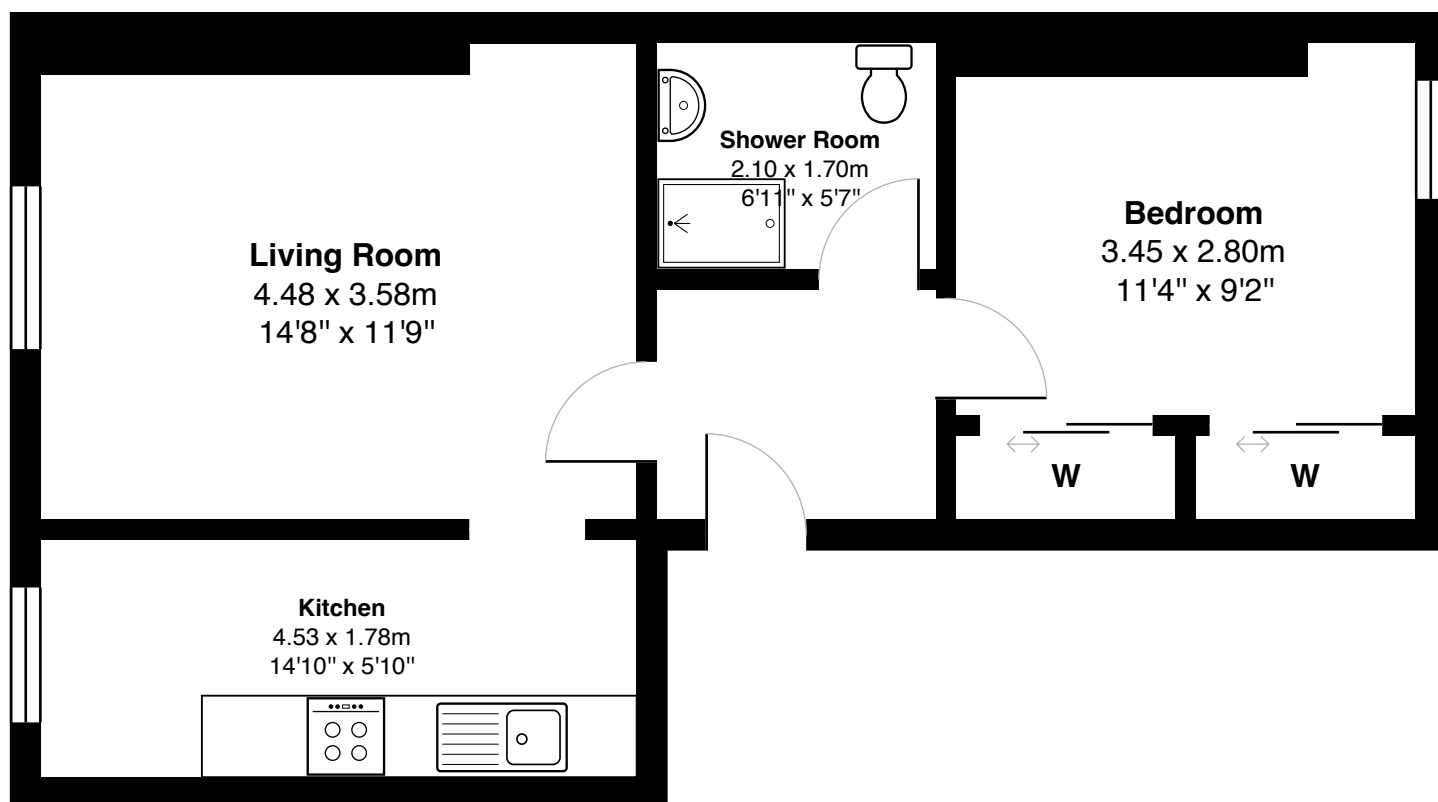
The Bedroom





The generously proportioned double bedroom is beautifully presented and features fitted mirrored wardrobes, while the stylish shower room is finished to a high standard with contemporary fittings. Further benefits include gas central heating and double glazing, ensuring year-round comfort and efficiency.





Gross internal floor area (m²): 43m²

EPC Rating: C

Externally, the property is surrounded by attractive, well-maintained communal grounds, with residents' parking at the rear and additional on-street parking to the side of the property.

With excellent internal presentation, generous accommodation, and an attractive open outlook across Musselburgh Racecourse, this is a superb opportunity to acquire a comfortable, well-appointed home in a great location.

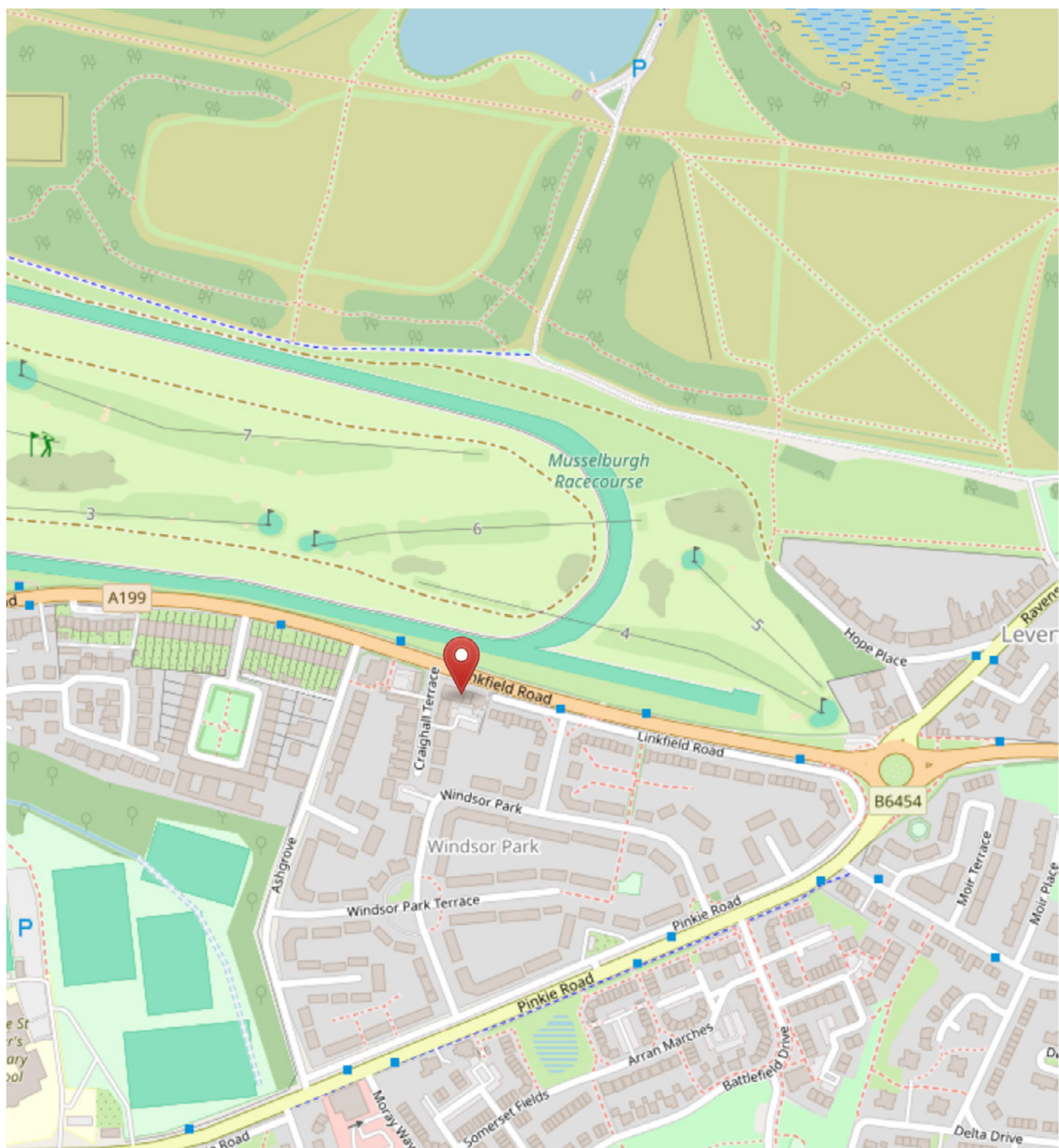




Linkfield Road sits in a prime position in the popular coastal town of Musselburgh, East Lothian, with an attractive open outlook across Musselburgh Racecourse. Combining the charm of a historic seaside town with excellent local amenities and convenient access to Edinburgh, Musselburgh remains a highly desirable location for professionals, families and commuters alike. Musselburgh offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, and traditional pubs. The bustling High Street is within easy reach, and Fort Kinnaird Retail Park nearby offers an excellent selection of national retailers and leisure facilities. The town also offers well-regarded schools and a range of recreational facilities.

For outdoor enthusiasts, the location is particularly appealing. Musselburgh Racecourse and the surrounding open spaces provide an attractive setting, while the nearby River Esk, picturesque harbour and sandy beaches offer excellent opportunities for walking and relaxation. Golf enthusiasts are particularly well catered for, with Musselburgh Links, one of the world's oldest golf courses, close at hand, alongside several other renowned courses throughout East Lothian. Transport connections are excellent, with regular bus services providing convenient access to Edinburgh and the surrounding areas. Wallyford railway station offers a convenient commuter link to Edinburgh, while the nearby A1 and City Bypass provide straightforward access to the capital, the wider motorway network and the beautiful East Lothian coastline.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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