



2E LINKS VIEW

Musselburgh, East Lothian, EH21 6JT



1

Public Room



3

Bedroom



1

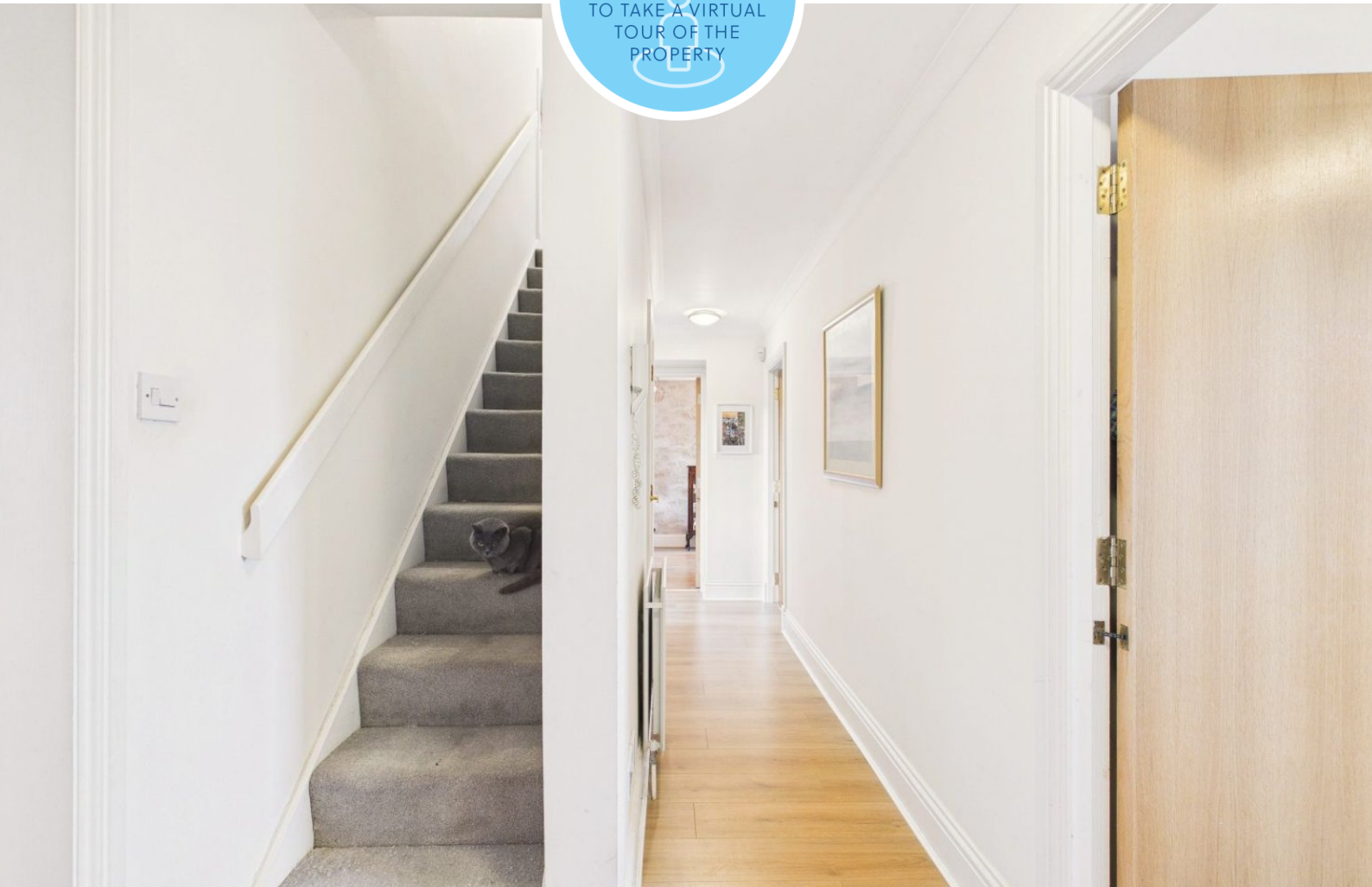
Bathroom

2E LINKS VIEW

Offering three bedrooms, a balcony and versatile accommodation over two levels, this maisonette in Musselburgh provides a flexible layout with room to adapt to changing needs. Its generous proportions and practical arrangement make it an appealing choice for first-time buyers, couples and growing families, with local shops, everyday amenities and transport links close at hand. The main level centres on a living room and a kitchen with workspace. One bedroom is currently arranged as a dining room, with French doors opening onto the balcony—an inviting spot for morning coffee or a breath of fresh air. Upstairs, a particularly spacious bedroom offers welcome separation from the main living areas, alongside a further bedroom and bathroom. Communal gardens and on-street parking add to the appeal of this home. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Modern double-upper maisonette in Musselburgh
- Sought-after coastal setting
- Bright accommodation arranged over two levels
- Central hallway with staircase to the upper floor
- Generous living room
- Fitted kitchen with good storage and workspace
- Three bedrooms, one of which is currently arranged as a dining room
- French doors from this room to a balcony
- Bathroom with three-piece suite
- Private balcony for outdoor space
- Communal gardens
- Unrestricted on-street parking







THE BEDROOMS & BATHROOMS



MUSSELBURGH

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.

The property falls within the catchment area for excellent state schools, with private schooling also available at the 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.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 01620 893 481

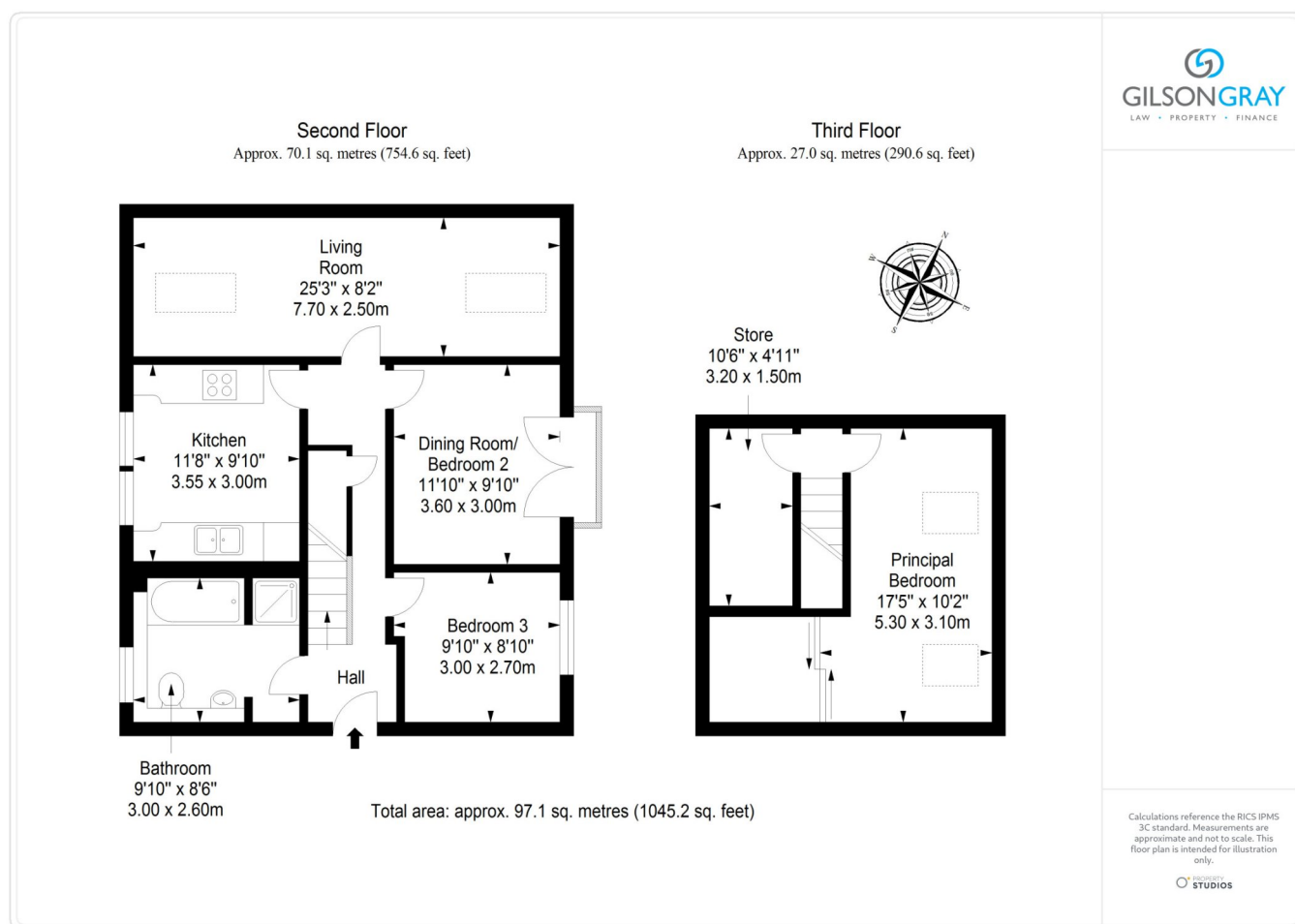
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