OFFERS OVER £235,000

89 Linkfield Road
Musselburgh, EH21 7PW

drummondmiller
Solicitors & Estate Agents



- Spacious end terraced villa with views over the racecourse
- Hall, Livingroom with bay window
- Modern fitted kitchen/breakfastroom with appliances
- Three double bedrooms
- Modern panelled wet room
- Gas central heating. Double glazing
- Gardens to front, side and rear. Driveway
- EPC Band D, Council tax band C

Description

This is a bright, well presented and generously proportioned (93m sq) end terraced villa with stunning uninterrupted views over the racecourse and golf course. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises at ground floor level an entrance vestibule, hall with under stair storage cupboards, front facing lounge with bay window, electric fire set within an attractive surround and shallow storage cupboard, modern fitted kitchen/breakfast room with appliances included, and a wetroom which is fully panelled and has a two piece white suite, shower, curtain and rail. Upstairs there are three generously proportioned double bedrooms, one with storage.













Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens & Parking

There is a generous front garden with lawn, pebbled borders and a paved and gated driveway providing off street parking. A path leads around the house and leads to the large rear garden with lawn and wooden shed.

Extras

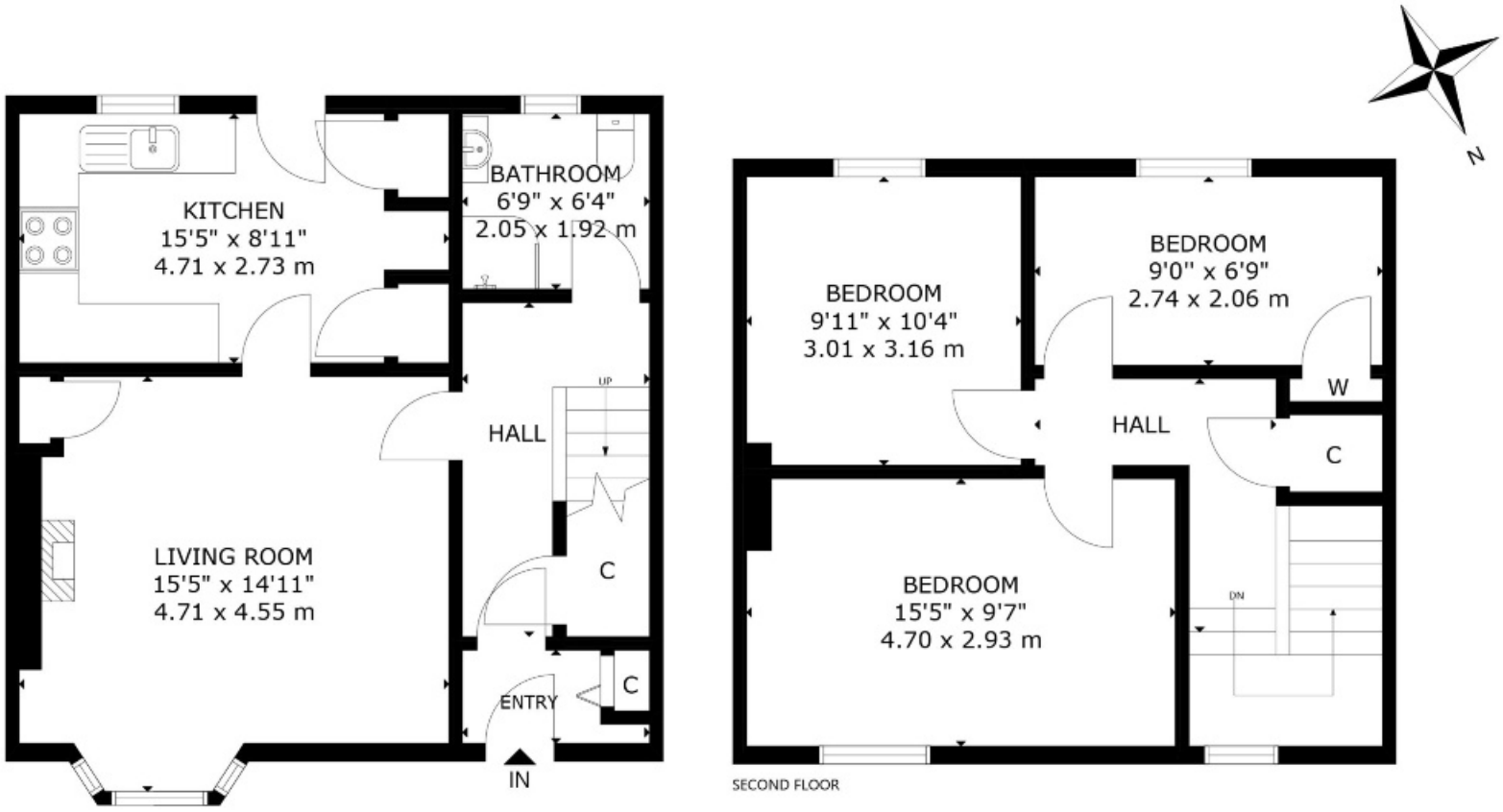
All the fitted floor coverings, curtains, blinds, electric cooker, fridge/freezer automatic washing machine and wooden shed are included within the sale price.

Home Report

The property has been valued by a surveyor at £240,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone Agents 0131 665 3131



89 LINKSFIELD ROAD, MUSSELBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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