

# 10b Links Avenue

MUSSELBURGH, EAST LoTHIAN, EH21 6JY



*Two bed flat in excellent order and benefitting from a private section of rear garden*



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McEwan Fraser is delighted to present this charming two-bedroom flat to the market. Links Avenue is a fantastic location with easy access to the jaw-dropping views found along The Promenade and towards Fisherrow Harbour.

Internally, the property is well proportioned and presented to the market in excellent condition. Alongside two double bedrooms, there is a spacious lounge, separate breakfasting kitchen, bathroom and private section of the rear garden. Further benefits include gas central heating, double glazing and a secure entry system.

# THE LOUNGE



The internal accommodation is arranged around a central hallway which includes integrated storage. The large neutrally decorated living room enjoys excellent natural light from a large bay window. The floor space on offer within the living room gives flexibility over layout meaning a purchaser has scope to create their ideal entertaining space.



# THE KITCHEN



The breakfasting kitchen sits behind the lounge and includes a full range of base and wall mounted units which have been arranged around free standing appliances. There is plenty of preparation and storage space on offer for the aspiring chef.

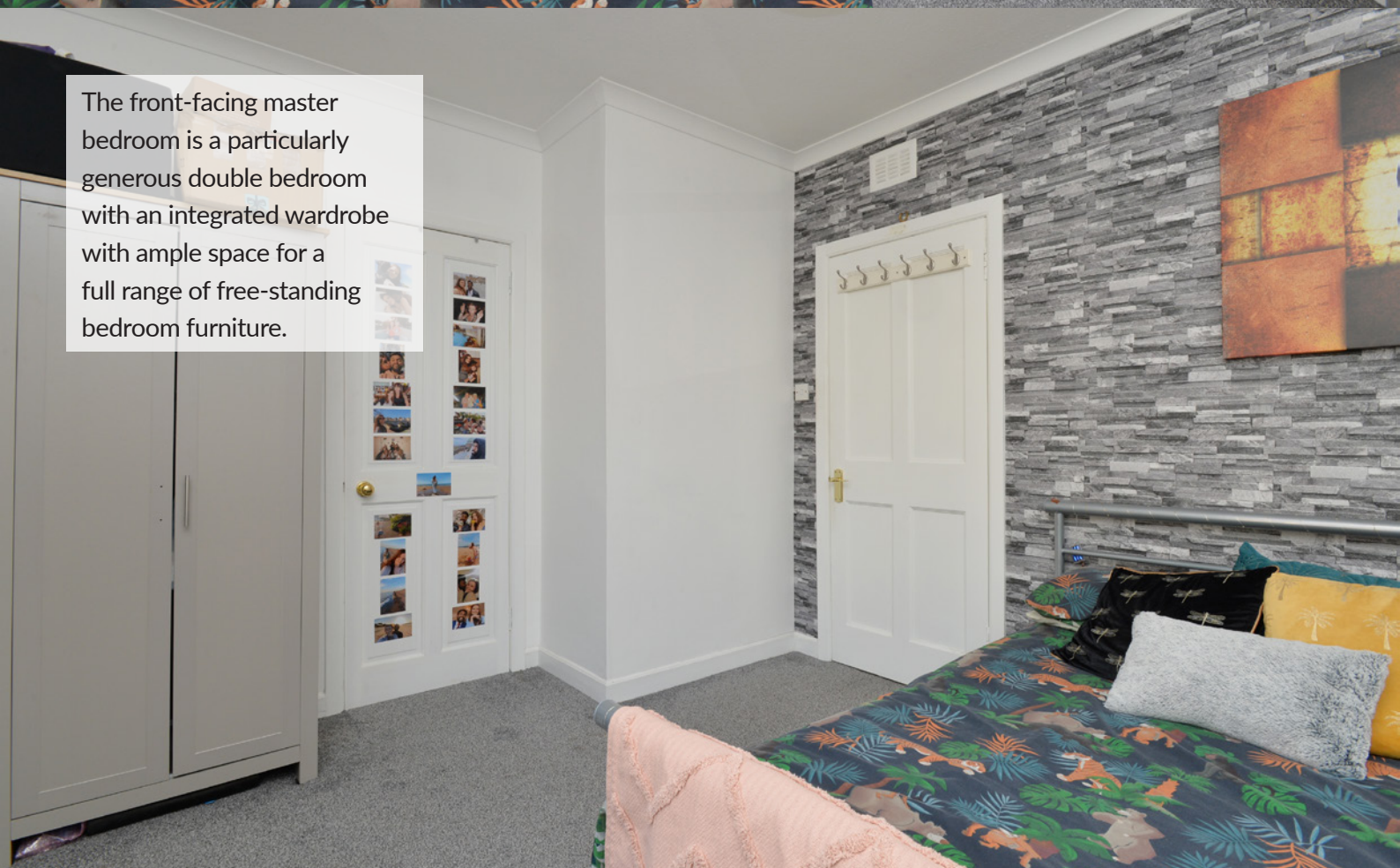




# THE MASTER BEDROOM



The front-facing master bedroom is a particularly generous double bedroom with an integrated wardrobe with ample space for a full range of free-standing bedroom furniture.





# BEDROOM 2



The second, rear-facing, bedroom is also a well proportioned double.



# THE BATHROOM



The accommodation is completed by the modern master bathroom which is partially tiled and includes a three-piece suite with shower over bath.



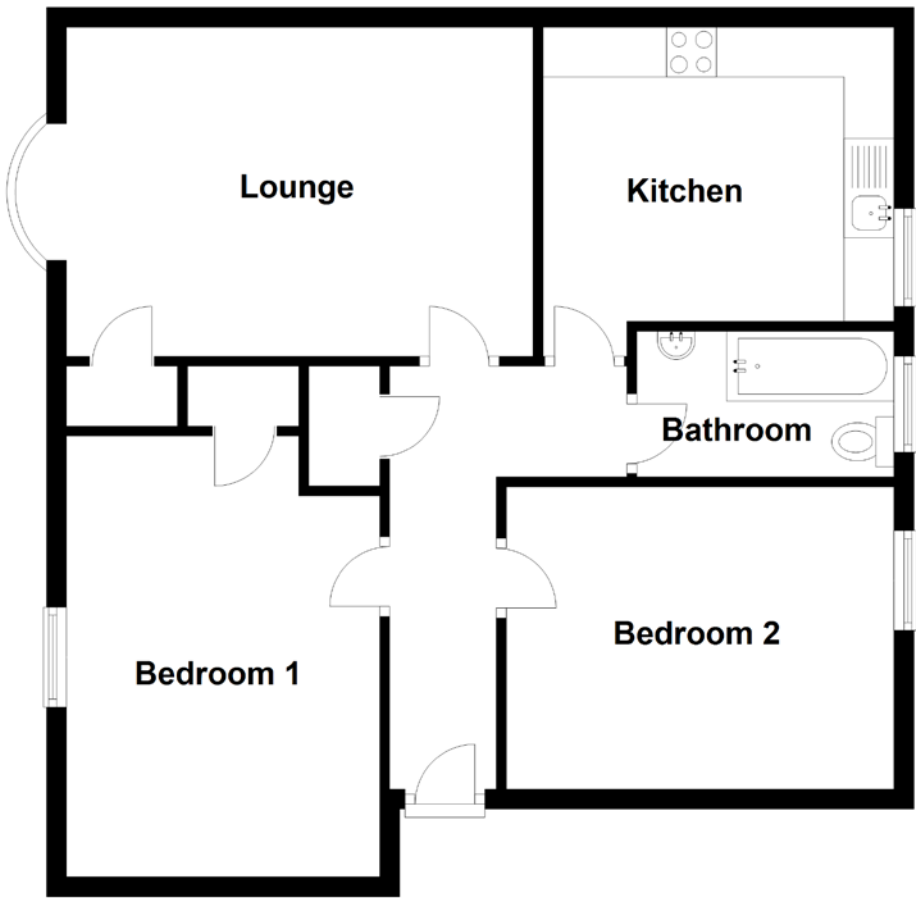
This is a superb flat with excellent potential as a first time buy or sound buy to let investment.  
Viewing is highly recommended.

# THE GARDEN

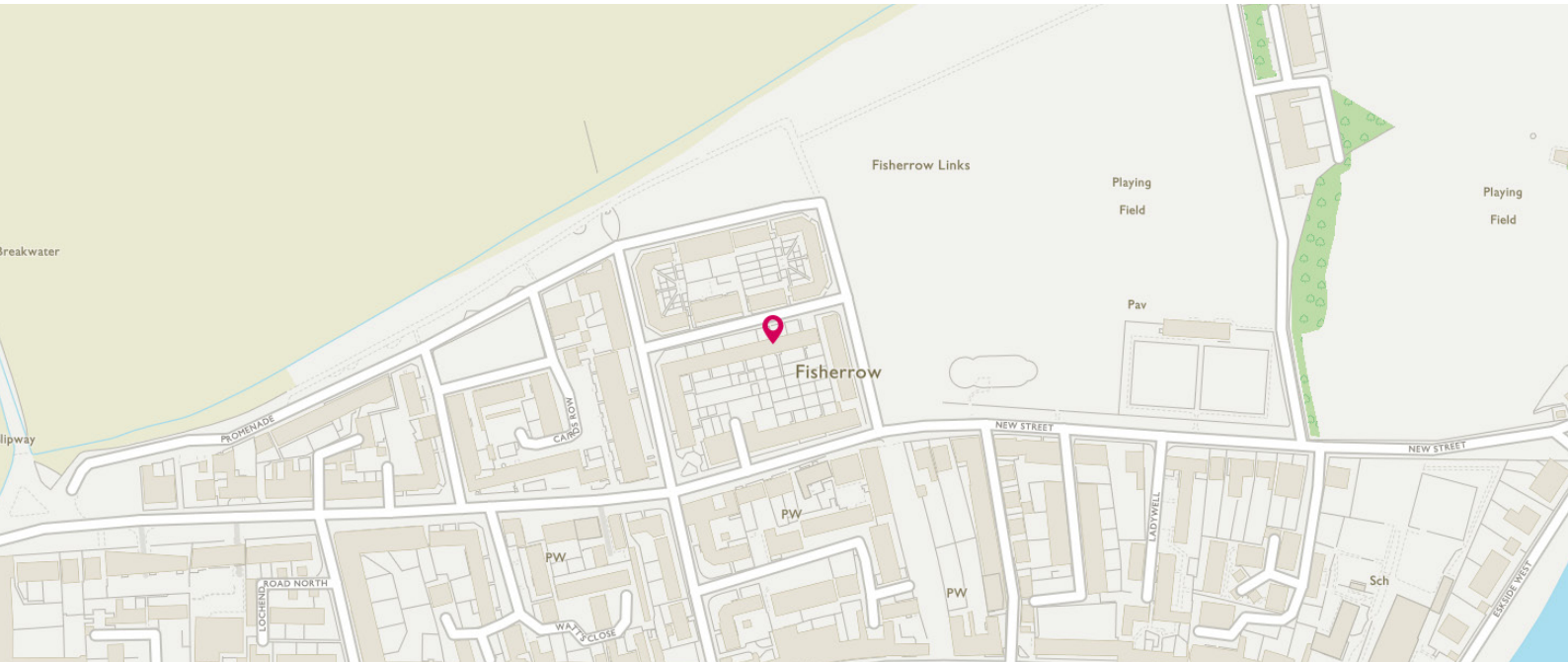




# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	3.89m (12'9") x 3.03m (9'11")
		Bathroom	2.58m (8'6") x 1.46m (4'9")
Lounge	4.68m (15'4") x 3.55m (11'8")	Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup> EPC Rating: C	
Kitchen	3.52m (11'7") x 3.30m (10'10")		
Bedroom 1	4.42m (14'6") x 3.42m (11'3")		





# THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian.







Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary level with Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

  
Solicitors & Estate Agents

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