

25B Pinkie Road

MUSSELBURGH, EAST LoTHIAN, EH21 7ET



*SPACIOUS TWO-BEDROOM
FIRST-FLOOR FLAT*



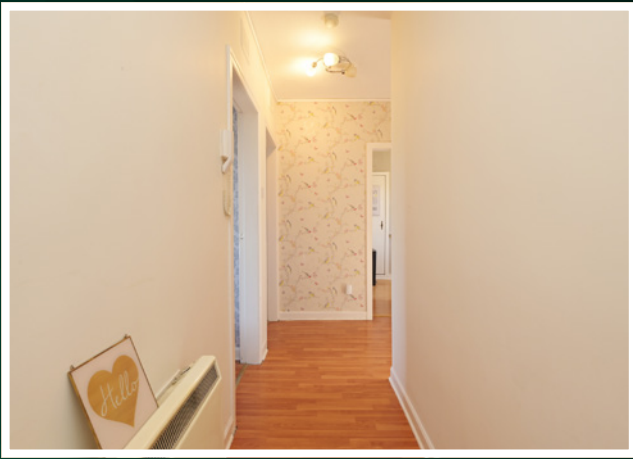
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McEwan Fraser is delighted to present this spacious two-bedroom first-floor flat to the market. The property is ideally positioned a short distance from Musselburgh High Street and a full range of local amenities. Presented in good internal order, the property would make an ideal first-time buy or sound buy-to-let investment.



The accommodation is focused on a bright and spacious living room that has laminate flooring and neutral décor. A fireplace with a wood-burning stove creates a natural focal point and there is plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.





The property also benefits from a well-proportioned kitchen that has a range of base and wall-mounted units that are set against a tiled splash-back. The kitchen offers plenty of prep and storage space alongside a mixture of integrated and free-standing appliances.



Bedroom one is a large double bedroom with a deep integrated wardrobe and a huge amount of space for a full suite of free-standing bedroom furniture. Bedroom two also enjoys excellent proportions. The internal accommodation is completed by a modern bathroom which is finished to an exacting standard with partial tiling, a three-piece white suite, and a shower over the bath.

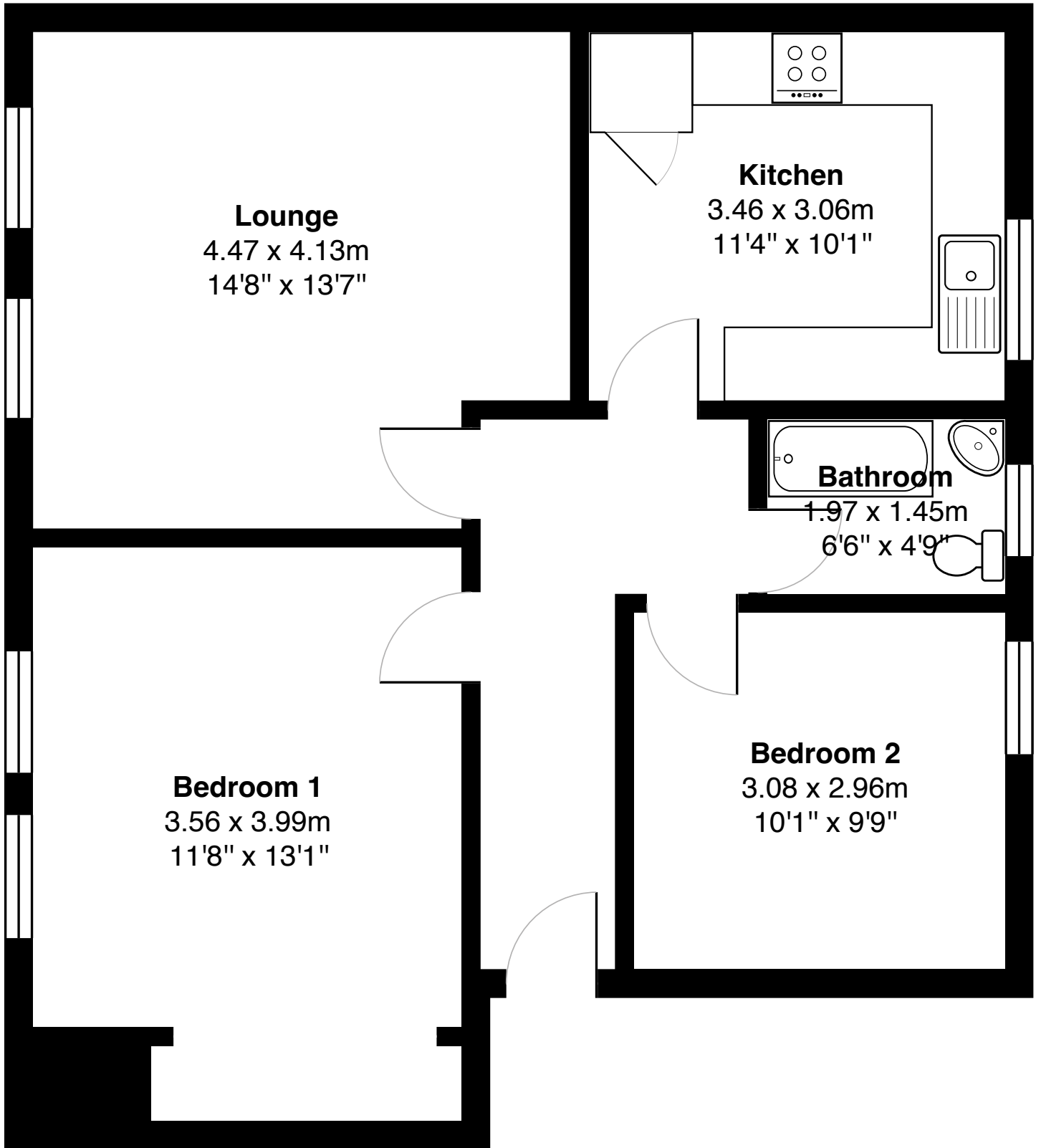




Bedroom 2







Gross internal floor area (m²): 66m²

EPC Rating: C



Further benefits include storage heaters, double glazing, an entry phone system, and a private section of the rear garden.



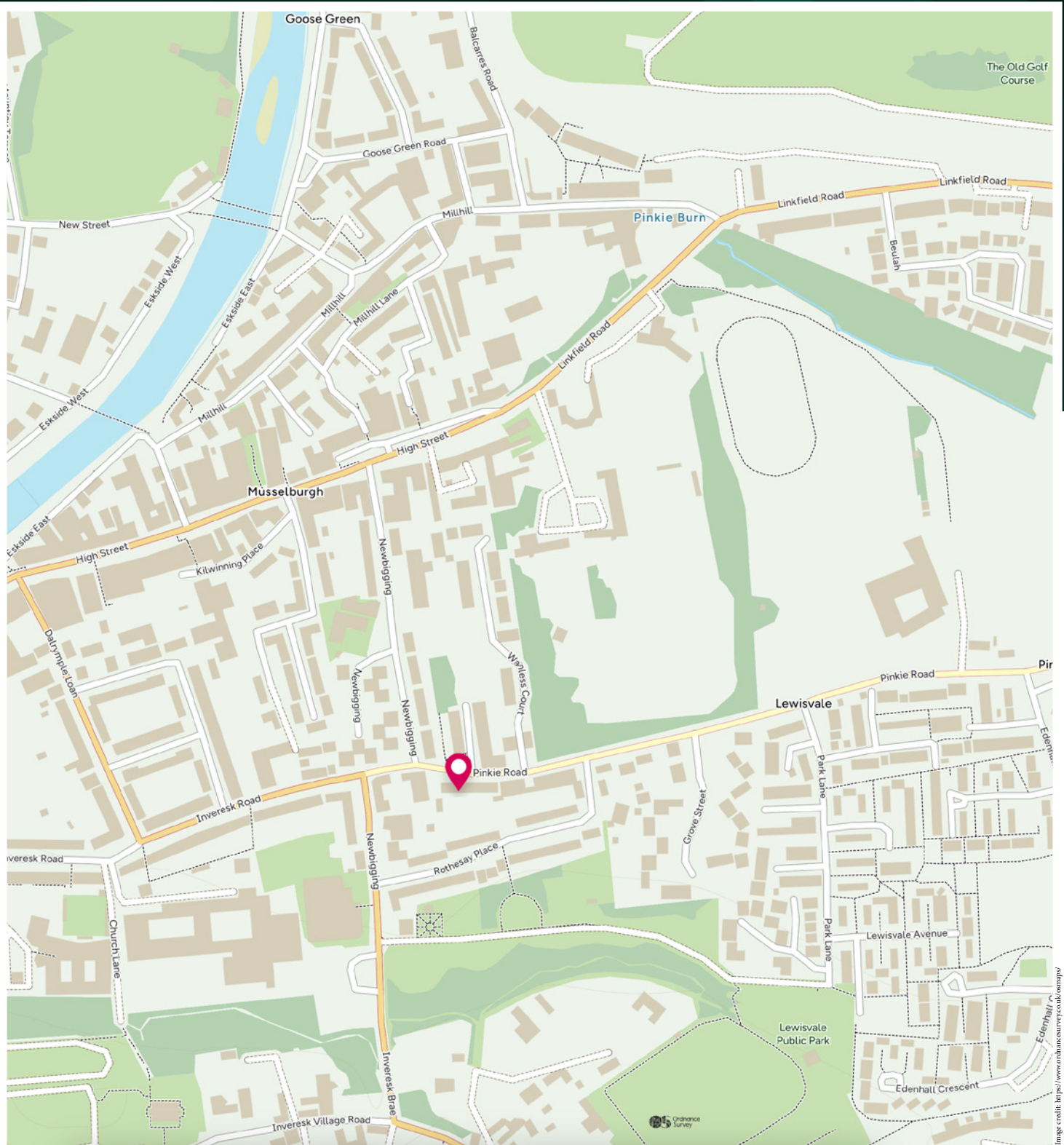


Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
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Text and description
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