



Solicitors & Estate Agents

0131 524 9797

42 Pinkie Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 7NL

42 PINKIE *AV*ENUE, MUSSELBURGH

McEwan Fraser is delighted to present this spacious four bedroom semi-detached house to the market. The property has been a successful family home for many years and is now ready for a new owner to make their own mark on it. Internally, the property is generally well presented but does need some upgrading giving an incoming purchaser the chance to finish the property to their own taste right from the off. Alongside three first floor bedrooms and a shower room, there is an additional ground floor double bedroom or additional public room, a large dual aspect lounge, large breakfasting kitchen and sizeable gardens to front and rear. The property also benefits from gas central heating and double glazing.

This property hits just the right balance for a proactive purchaser an internal viewing is highly recommended.













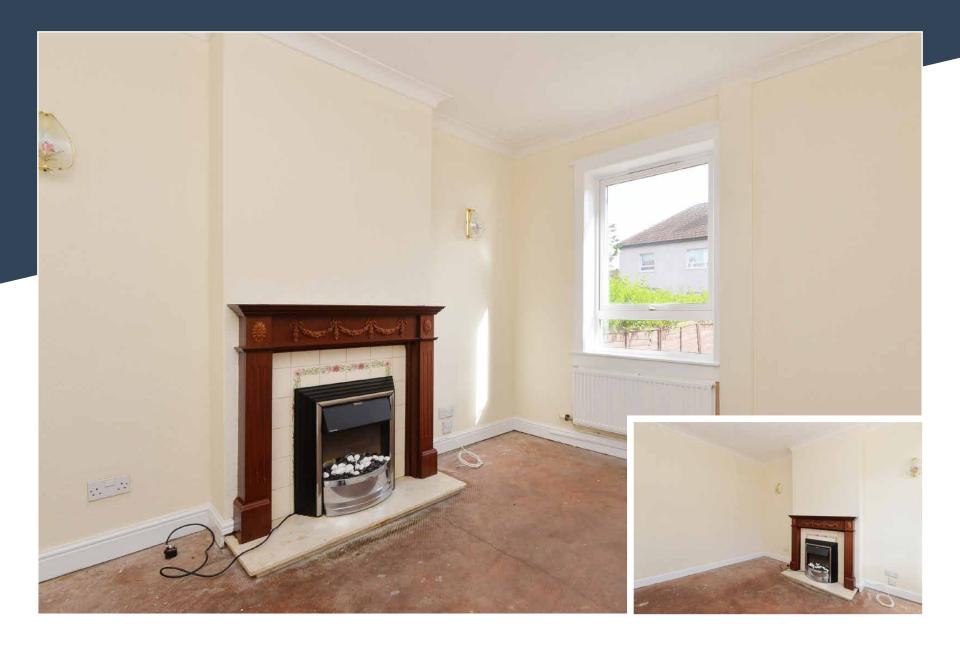


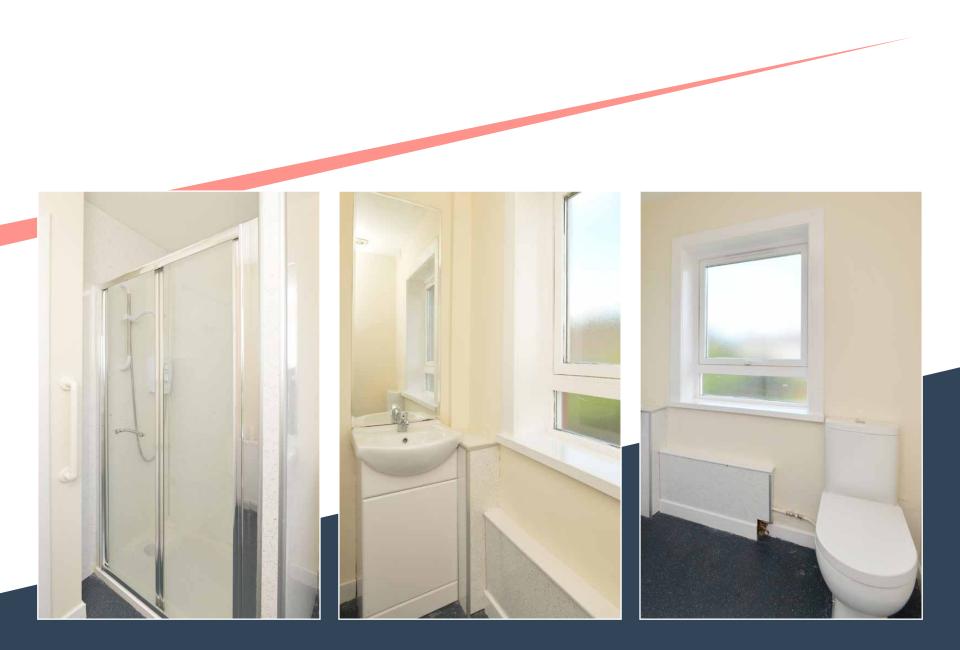


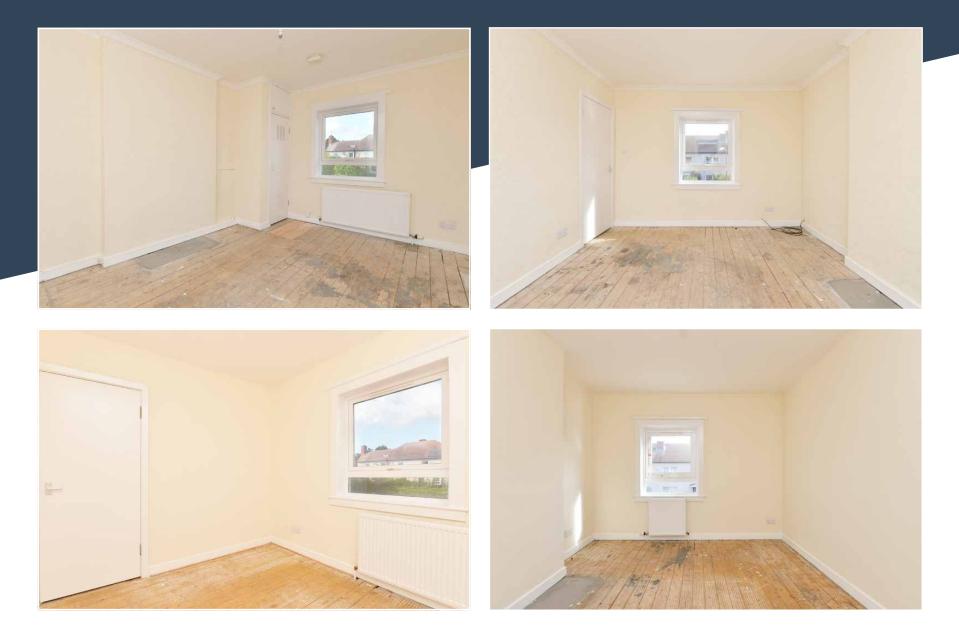














Approximate Dimensions

Lounge Kitchen Reception Room Bedroom 1 Bedroom 2 Bedroom 3 Shower Room 4.36m (14'4") x 4.21m (13'10") 4.25m (13'11") x 3.11m (10'2") 3.60m (11'10") x 3.15m (10'4") 4.25m (13'11") x 3.16m (10'5") 4.04m (13'3") x 3.15m (10'4") 3.15m (10'4") x 2.71m (8'11") 2.10m (6'11") x 1.58m (5'2")

Gross internal floor area (m²): 104m² EPC Rating: D





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 & 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.



Solicitors & Estate Agents

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.







cription Professic MULLAN MA or Ph



Professional photography Layout graphics an MARK BRYCE ALAN SUTHEF Photographer Designer

