

4A Links View

MUSSELBURGH, EAST LoTHIAN, EH21 6JT



*Spacious Three Bedroom Maisonette Flat In
Musselburgh Overlooking The Links*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious three-bedroom, well-appointed flat situated on the ground and first floors with direct access and views over the links and to the sea.

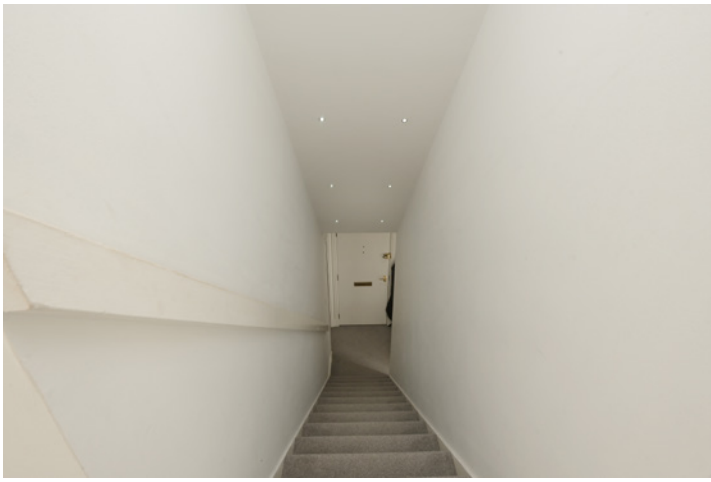
THE LIVING ROOM



Inside, the property comprises a spacious living area which is flooded with natural light due to the three large windows. The space offers various possibilities for configuration but accommodates dining space and living space with ease. The fully equipped kitchen has a gas hob, fan oven, dishwasher and fridge freezer.

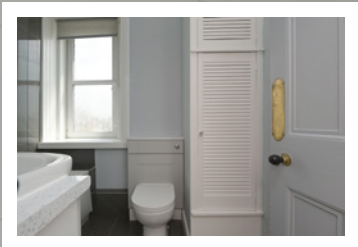
THE KITCHEN





The property has three bedrooms, ranging in size from the master bedroom on the ground floor to bedroom three on the first floor. Each bedroom is double in size, and the master has an en-suite shower room. There is a main bathroom on the first floor, which is fitted with a modern three-piece suite, making for excellent facilities within the accommodation.

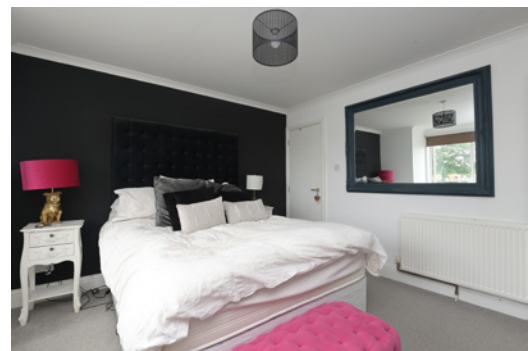
THE BATHROOM



BEDROOM 1



double in size, and the master has an en-suite shower room



BEDROOM 2



BEDROOM 3



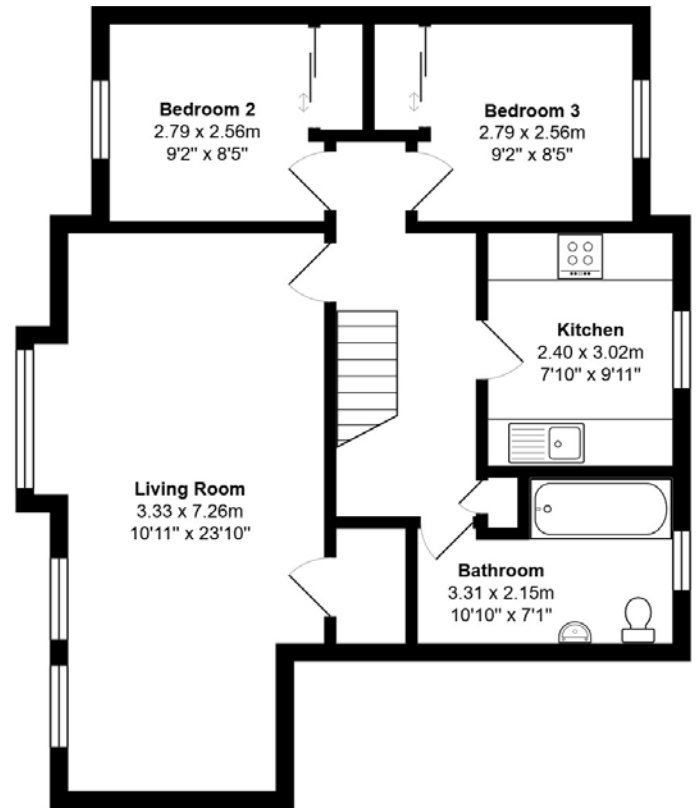
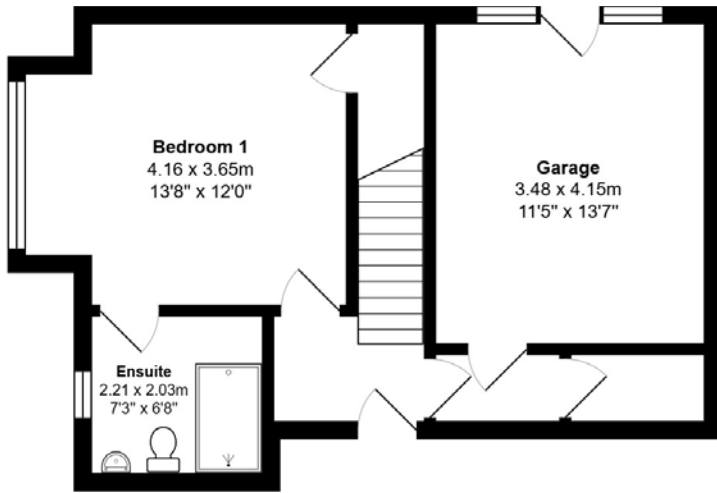
In addition, the property boasts the additional space of excellent storage but also a converted garage space which provides direct access to the property without the need for the common stairs, and this serves as additional storage/utility area but could well serve as a second living space or multi-use space with a home office.

In addition to this, the property includes parking, double-glazed windows and free on-street parking as well as modern gas central heating, making for a cosy and cost-effective home, year-round.

EXTERNALS & VIEW



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 113m² | EPC Rating: C



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. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth. There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town, and the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of less than ten minutes.





As much of the district's through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, a Post Office and building society services in abundance.

Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach of the property by car.

Musselburgh is a gateway to East Lothian, which is a beautiful agricultural county. Along its shores are a number of the most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills, and Haddington is its historic County Town, with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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.