

14B Links Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 6JY



*SPACIOUS THREE-BEDROOM
GROUND-FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom ground-floor flat, ideally located in the popular coastal town of Musselburgh, just a short stroll from the beautiful beach and promenade. Offering generous accommodation throughout along with private front and rear gardens, this property presents an excellent opportunity for a variety of buyers.

The accommodation is well proportioned, with a bright and welcoming living room providing an excellent space to relax and entertain. The kitchen offers ample storage and worktop space and has the potential to be transformed into a modern and practical hub of the home.

The Property





There are three well-sized bedrooms, all offering flexibility for family living, guests or those working from home. The accommodation is completed by a family bathroom, serving the property well in its current layout.





Bedroom 2





Bedroom 3

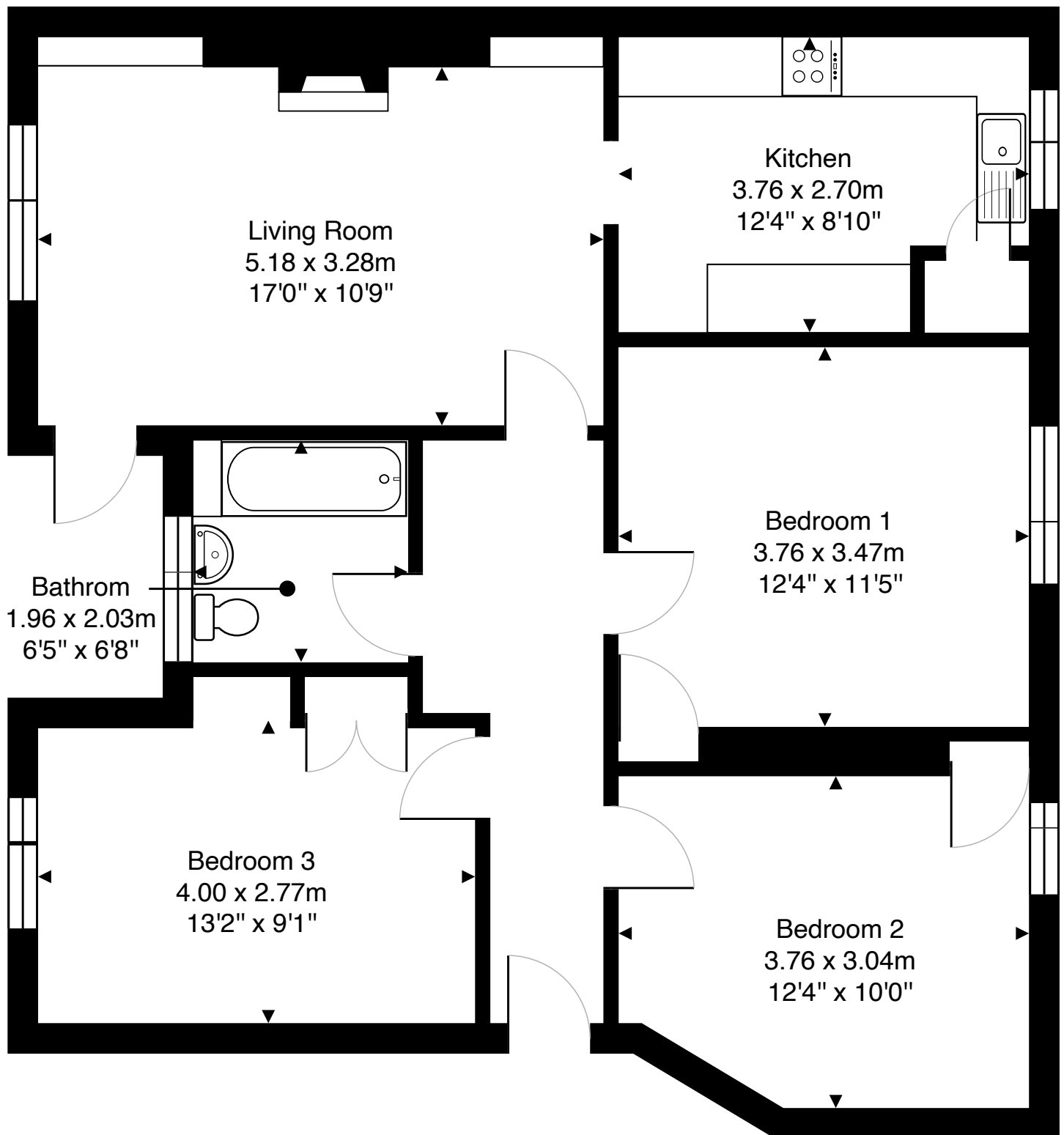






The property is presented in fair decorative order throughout. However, it would now benefit from a programme of cosmetic upgrading, giving purchasers the opportunity to modernise the property to their own taste and add significant value.





Gross internal floor area (m²): 79m²

EPC Rating: D



Externally, the home benefits from both private front and rear gardens, providing excellent outdoor space for families, gardening enthusiasts or those looking to create an attractive area for relaxing and entertaining.

Located within walking distance of Musselburgh's stunning beach, excellent local amenities, highly regarded schools and superb transport links into Edinburgh and across East Lothian, this property combines generous accommodation with outstanding potential in a highly desirable coastal setting.

Early viewing is highly recommended to appreciate the opportunity on offer.

The Property



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 Racecourse 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
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
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