

12B Links View

MUSSELBURGH, EAST LoTHIAN, EH21 6JT



This superb first-floor two-bedroom flat is presented to the market in excellent condition



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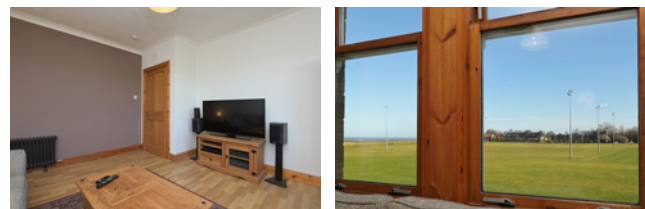


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McEwan Fraser is delighted to present this superb first-floor two-bedroom flat that is presented to the market in excellent condition. The property has two double bedrooms, a generous living room, separate kitchen, modern bathroom, gas central heating, double glazing, a private section of garden, and stunning open views. This would be an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



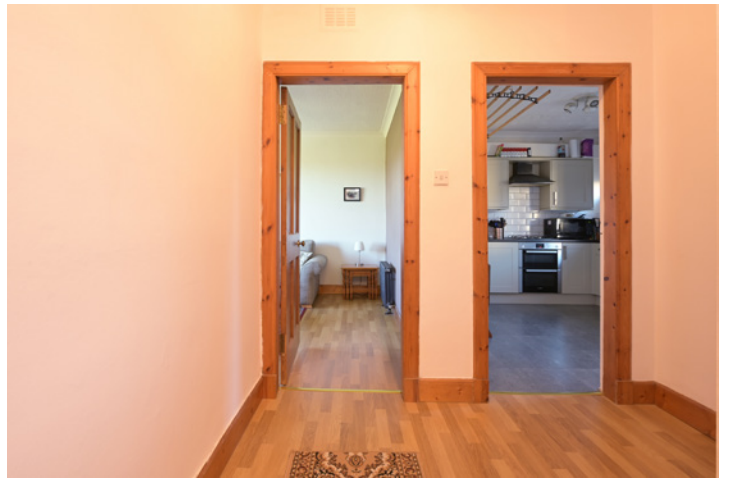
Accommodation is focused on a generous living room that has neutral décor, laminate flooring, and plenty of space for a large suite and supporting furniture. A new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The separate kitchen has a good range of base and wall-mounted units which are set against a tiled splashback. A gas hob and a double oven are integrated. Space is provided for further freestanding appliances.





Bedroom one is a well-proportioned double bedroom with integrated wardrobes, neutral décor, excellent levels of natural light, and superb views. The second bedroom is also neutrally decorated and overlooks the rear garden. The accommodation is completed by the bathroom which enjoys natural light and a three-piece white suite.

Internal viewing is highly recommended.

THE BATHROOM



BEDROOM 1



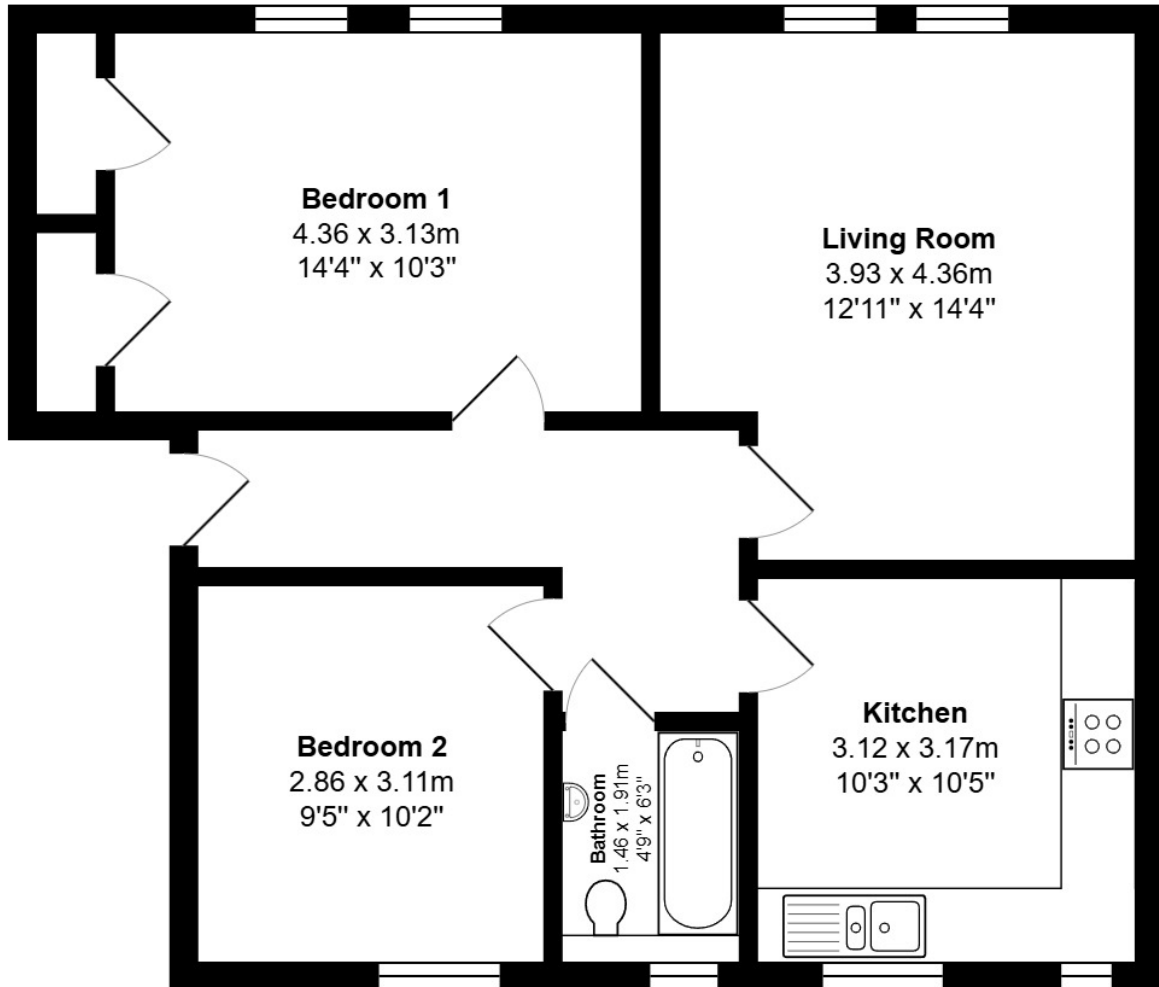
BEDROOM 2



EXTERNAL & VIEW

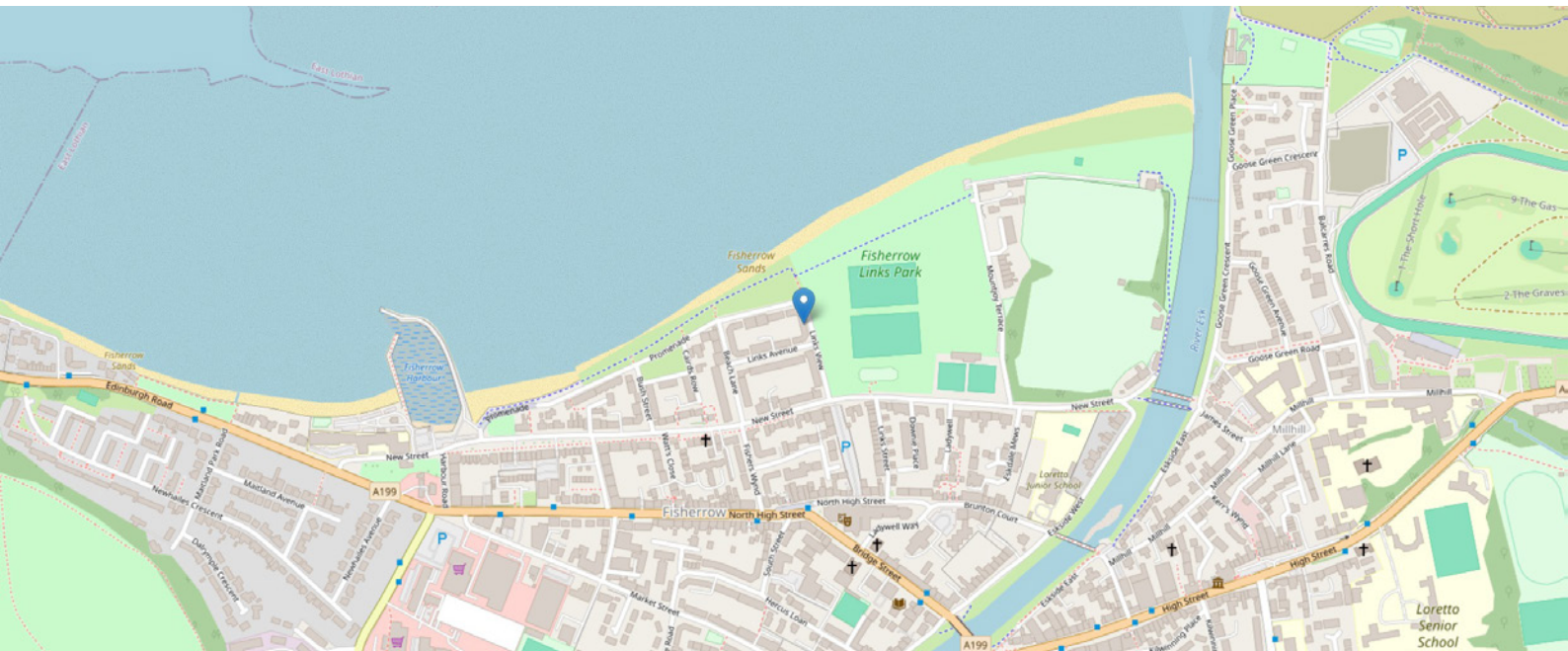


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | 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. 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 levels and Queen Margaret University is within easy reach of the property.



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