

# 3d Links Avenue Musselburgh, EH21 6JY

OFFERS OVER £195,000



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- Traditional first floor flat in central location
- In excellent decorative order
- Spacious livingroom, modern fitted kitchen
- Three generous double bedrooms
- Modern shower room
- Private gardens to rear. Unrestricted on street parking
- Gas central heating. Double glazing
- EPC Band C, Council tax band C

### Description

This is a spacious first floor flat (82m sq) forming part of a traditional block close to Fisherraw Links and the town centre with good local shopping. In excellent decorative order throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises an L-shaped hall with storage, front facing livingroom, rear facing modern fitted kitchen with integrated appliances, three spacious double bedrooms and a part tiled shower room with modern two piece white suite with shower cabinet containing an electric shower, there is also a storage cupboard in the shower room which has been plumbed for a washing machine.







### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and Parking

To the rear is a larger enclosed private garden with lawn, paved patio and wooden shed. At first floor level is a rear shared balcony. There is ample unrestricted on street parking available to the front of the property.

### Extras

All the fitted floor coverings, blinds, integrated gas hob, double oven, chimney style hood, dishwasher and shed are included within the sale price.

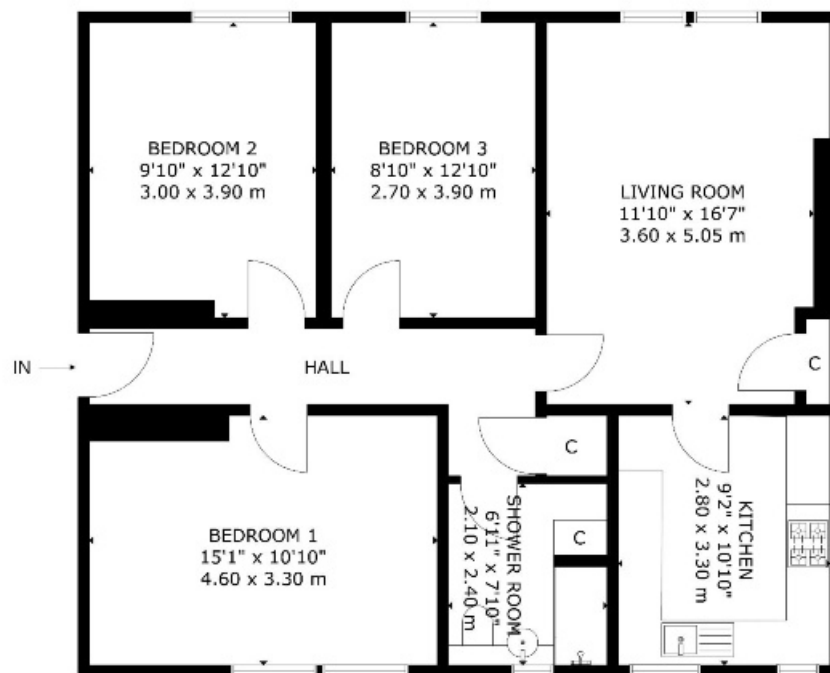
### Home Report

The property has been valued at £200,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR

3D LINKS AVENUE, MUSSELBURGH, EH21 6JY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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