



Deans Properties

Deans Solicitors and Estate Agents LLP



**16E Links Avenue,
Musselburgh, EH21 6JY**



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Three Double Bedrooms (two with built-in storage)
- Bathroom
- Balcony
- Private Rear Garden
- Free On-Street Parking
- Gas Central Heating
- EPC Rating – E



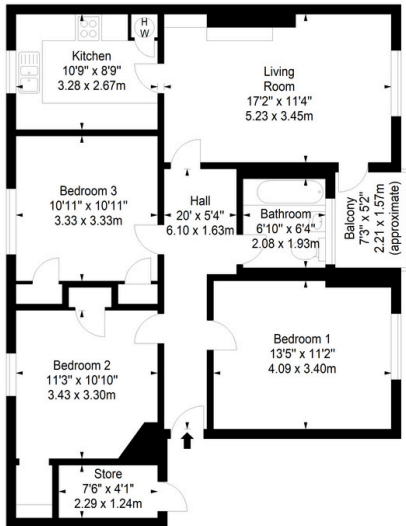
This spacious second floor flat is situated in a quiet street in the coastal town of Musselburgh, a short walk from the Beach, Promenade and Harbour. There are an abundance of excellent amenities, bars and restaurants and good schooling and leisure facilities nearby. Lovely outdoor space is available at Fisherrow Links and Musselburgh Golf Course and Edinburgh City Centre is easily accessible by way of a regular bus or train service. The property has great potential to be modernized throughout to create a fantastic family home. The accommodation comprises; welcoming hallway, bright living room with direct access to the balcony, separate kitchen, three good-sized double bedrooms and bathroom with shower over bath. There are private and shared garden areas to the rear and free on-street parking in the area. The property has gas central heating. Included in the sale are the fitted carpets/ floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided. Heating system isolated and disconnected not currently operational and no warranty given.



Links Avenue,
Musselburgh,
East Lothian, EH21 6JY



Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
Store
Approx. Gross Internal Area
30 Sq Ft - 2.79 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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