

58C LINKFIELD ROAD MUSSELBURGH, EH21 7NT

£173,500
FREEHOLD

One apartment ground floor flat comprising living room, kitchen, bedroom, bathroom, hallway and walk-in store. Located in a desirable residential area overlooking Musselburgh racecourse. The property has a lock-up garage and the block has well maintained gardens, parking and communal areas e.g. drying area and bin store area. A property manager/factors are responsible for internal and external maintenance, buildings and lift insurance. The monthly Factor's fee is £100. The block of twenty flats in the three storey building were constructed in 1974. Council Tax Band C £1722pa. Energy Rating E.

drummonds
estate agents

58C LINKFIELD ROAD

- Well Proportioned Ground Floor Flat • One Bedroom • Spacious Lounge • Modern Kitchen & Bathroom • Overlooking Musselburgh Racecourse • Lock Up Garage & Residents Parking • Shared Garden • Council Tax Band C £1722pa • Energy Rating E • HOME REPORT AVAILABLE



One apartment ground floor flat comprising living room, kitchen, bedroom, bathroom, hallway and walk-in store.

Located in a desirable residential area overlooking Musselburgh racecourse.

The property has a lock-up garage and the block has well maintained gardens, parking and communal areas e.g. drying area and bin store area. Property manager/factors are responsible for internal and external maintenance, buildings and lift insurance. The monthly Factor's fee is £100.

The block of twenty flats in the three storey building were constructed in 1974. Council Tax Band C £1722pa. Energy Rating E.

Entrance Hallway

Lounge

Front and side aspect windows providing natural light to a spacious living area with views over Musselburgh racecourse. The room also benefits from a wall mounted electric fire and stylish solid Oak flooring.

Kitchen

Modern fitted kitchen incorporating electric oven and hob. Space for washing machine and fridge freezer.

Bedroom

Spacious bedroom with mirrored fitted wardrobes.

Bathroom

Modern white suite comprising; P shaped bath with electric shower over, pedestal sink and low level WC. Fully tiled walls and laminate flooring.

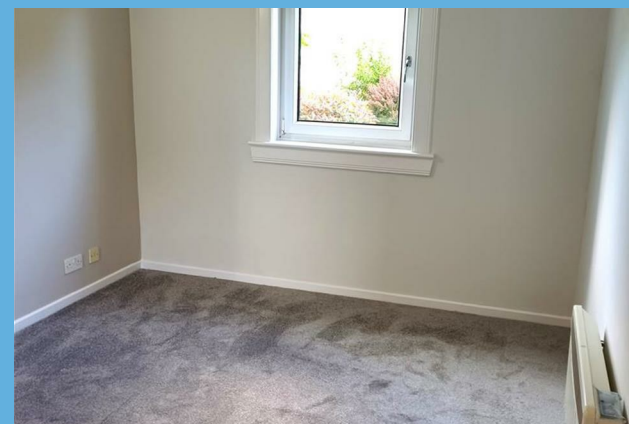
Walk in Storage Room

Good size storage space for extra kitchen appliances.

Externally

There is a lock up garage and parking to the rear of the block and shared gardens.

58C LINKFIELD ROAD





58C LINKFIELD ROAD

ADDITIONAL INFORMATION

Local Authority – East Lothian

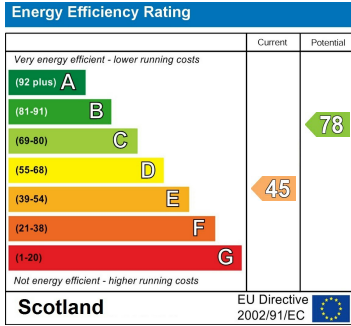
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 581.25 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
 63 Queensway
 Billingham
 TS23 2LU

01642530919
 info@drummondstates.co.uk
 www.drummondstates.co.uk

