



6 LINKFIELD COURT

MUSSELBURGH, EAST LoTHIAN, EH21 7LN



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Situated in Musselburgh and enjoying views of the historic racecourse and golf course, this traditional semi-detached house offers three bedrooms, three reception areas, a kitchen, and a bathroom, plus low-maintenance gardens and a garage. The property has evidently been a well-loved family home over the years and would now benefit from a modernising touch, offering an exciting opportunity for the new owner to style the house to their own taste. The front door opens into a practical vestibule, flowing through to a hall with built-in storage. To the right of the hall is a living room, enjoying views of the adjacent racecourse and golf course and offering plenty of space for lounge furniture layouts. Bi-folding doors from here connect to an adjoining dining room, opening to create a wonderfully sociable space, or closing for more privacy and separation. The dining room can easily accommodate a six-seater table alongside additional furniture, and it affords access to a conservatory: a flexible third reception area with French doors opening onto the garden. The south-facing kitchen (with external access) is fitted with wall and base cabinets, spacious worktops, and splashback tiling, and integrated appliances comprise a double oven and hob, whilst a freestanding fridge/freezer is neatly housed in an alcove and an undercounter washing machine is also included.

FEATURES

- Semi-detached house in Musselburgh
- Overlooking the racecourse and golf course
- Excellent opportunity for modernisation
- Entrance vestibule and hall with storage
- Generous living room
- Dining room with adjoining sunny conservatory
- South-facing kitchen
- Two double bedrooms with storage
- One single bedroom with storage
- Four-piece family bathroom
- Low-maintenance front and rear gardens
- Garage and unrestricted on-street parking
- Gas central heating and double glazing





On the first floor, a landing leads to the home's three bedrooms (two doubles and a good-sized single) and a bathroom. All three sleeping areas are accompanied by built-in storage, and the single could be utilised as a home office, ideal for those who work or study from home. Finally, the bathroom comprises a bath, a separate shower enclosure, a pedestal basin, and a WC. The home is kept warm by gas central heating and the windows are all double glazed.

Externally, the house is accompanied by low-maintenance front and rear gardens, with the latter notably boasting a south-facing aspect and featuring paved and gravelled areas. The home also has a garage and benefits from additional unrestricted on-street parking. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. The furniture is available by separate negotiation.







Musselburgh

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

