



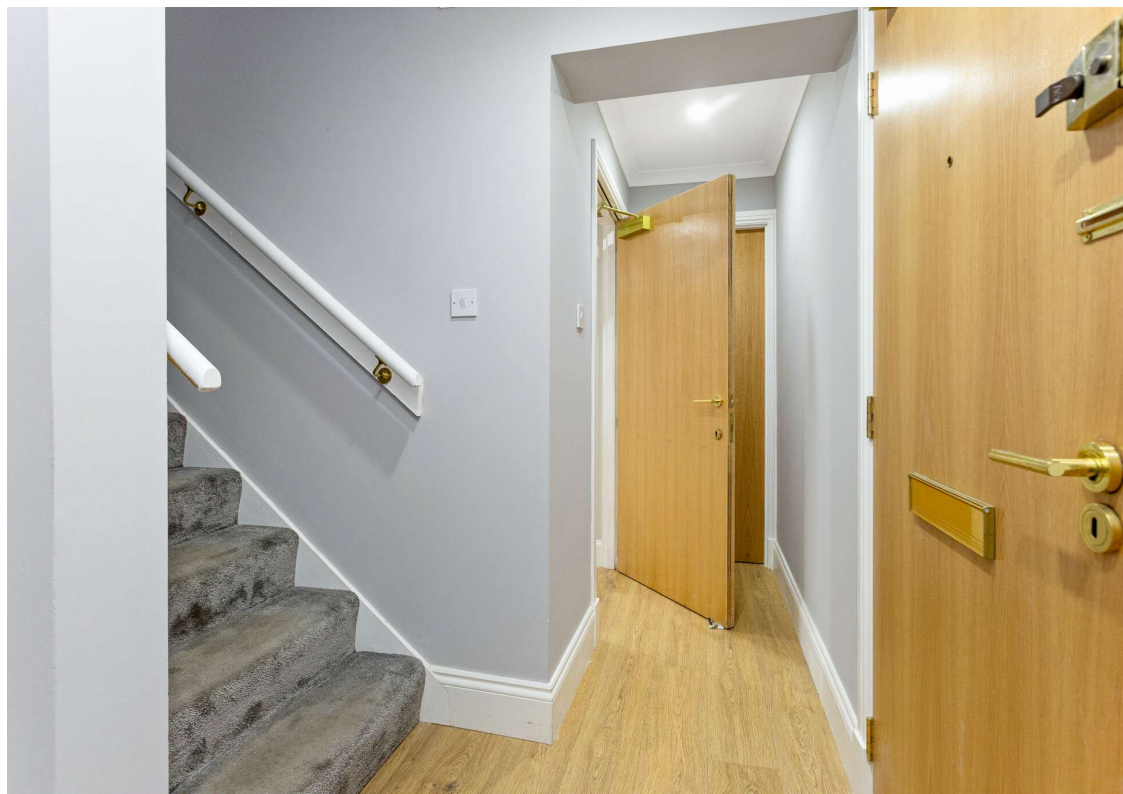


Welcome

6a Links View is an immaculately presented, bright and spacious 3 bedroom, duplex home which offers family sized accommodation. There is also a useful home office/utility room. All rooms have been freshly decorated and carpets cleaned making this property move-in condition for any lucky buyer.



- Located over the ground and first floor with a secure entry system
- Generous lounge with ample space for lounge and dining furniture and two large windows giving a beautiful natural light and stunning open views across the Links.
- Modern kitchen with integrated appliances including dishwasher, fridge/freezer, oven and wine cooler.
- An extremely useful utility/family room/home office/studio space with plumbing - this space gives a multitude of uses and would be perfect for any home worker or used as family room. The washing machine and tumble dryer are currently plumbed into this area and will be included in the sale.
- There are three bedrooms - the principal bedroom being located on the ground floor with a modern en-suite.
- Stylish family bathroom with a four piece suite which includes a walk in shower cubicle, double end bath, wc and wash hand basin set within vanity units with mirror above. Window giving natural light.
- There is an abundance of storage within the property.
- The property benefits from gas central heating, double glazing and ample unrestricted on street parking.





Musselburgh

Musselburgh is a popular East Lothian town surrounded by pleasant countryside. Historically a fishing village, the town is situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh, Musselburgh has an excellent array of local shops, artisan cafes and restaurants with a wide range of accessible supermarkets. Further shopping is also available nearby at Asda and The Fort Kinnaird leisure complex. Leisure activities are on your doorstep and include riverside walks, sailing, fishing and the East Lothian coastline. Musselburgh Racecourse and The Musselburgh Golf Club are also nearby. Schooling is also well represented, and the Queen Margaret University campus is a short walk. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh also has its own train station, which is within walking distance, providing links to Edinburgh and beyond.

Extras

The property is sold as seen and include the white good appliances and window shutters.





Get in touch

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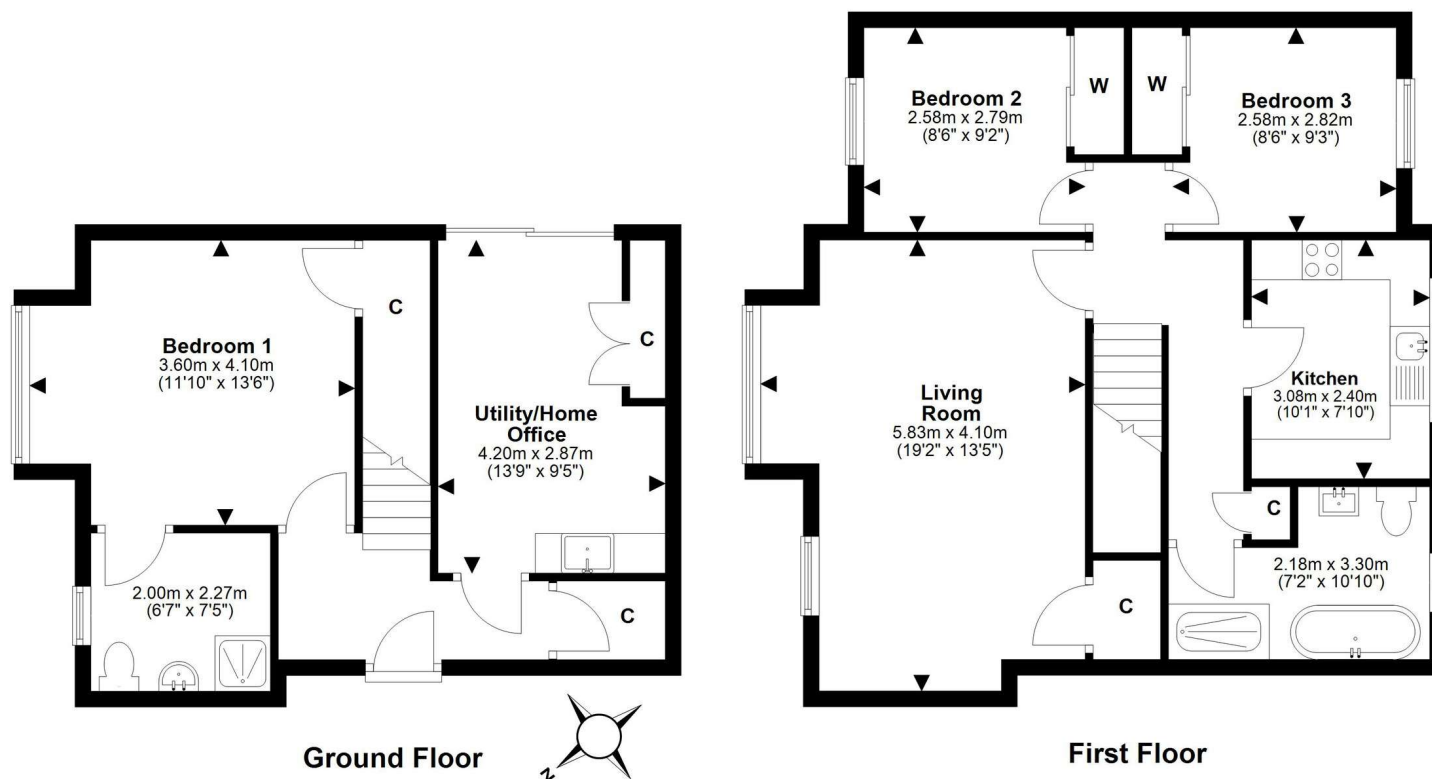
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.