

KILGOUR

PROPERTY



16a Links View, Musselburgh, EH21 6JT





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Secure Entry System
- On Street Parking
- Stunning Open Views Across The Firth Of Forth
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

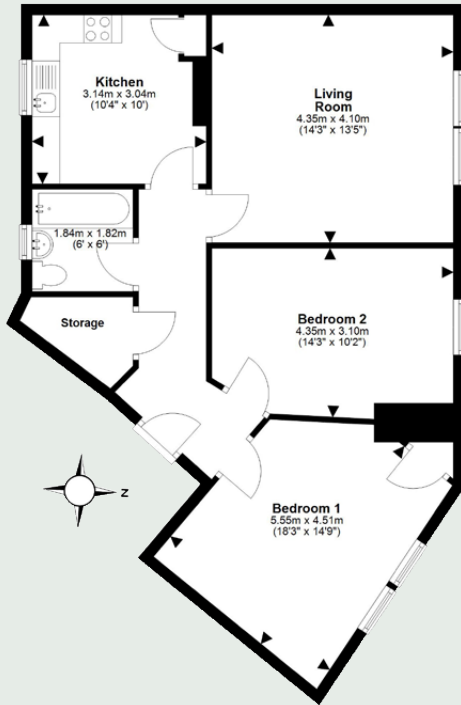
A wonderfully located ground floor flat which has an unmatched panoramic open out look across the firth of forth that's not to be matched.

The property will require full upgrading and modernisation throughout but will offer a verity of buyers an excellent home once done.

There is a new gas central heating system and double glazing. Externally there are private gardens and entry into the communal building is gained via a secure entry system.

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.

1 2 1 C 
EPC BANDB 
COUNCIL TAX BAND

Lounge	14'3 x 13'5	4.35 x 4.10m
Kitchen	10'4 x 10'0	3.14 x 3.04m
Bedroom 1	18'3 x 14'9	5.55 x 4.51m
Bedroom 2	14'3 x 10'2	4.35 x 3.10m
Bathroom	6'0 x 6'0	1.84 x 1.84m







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