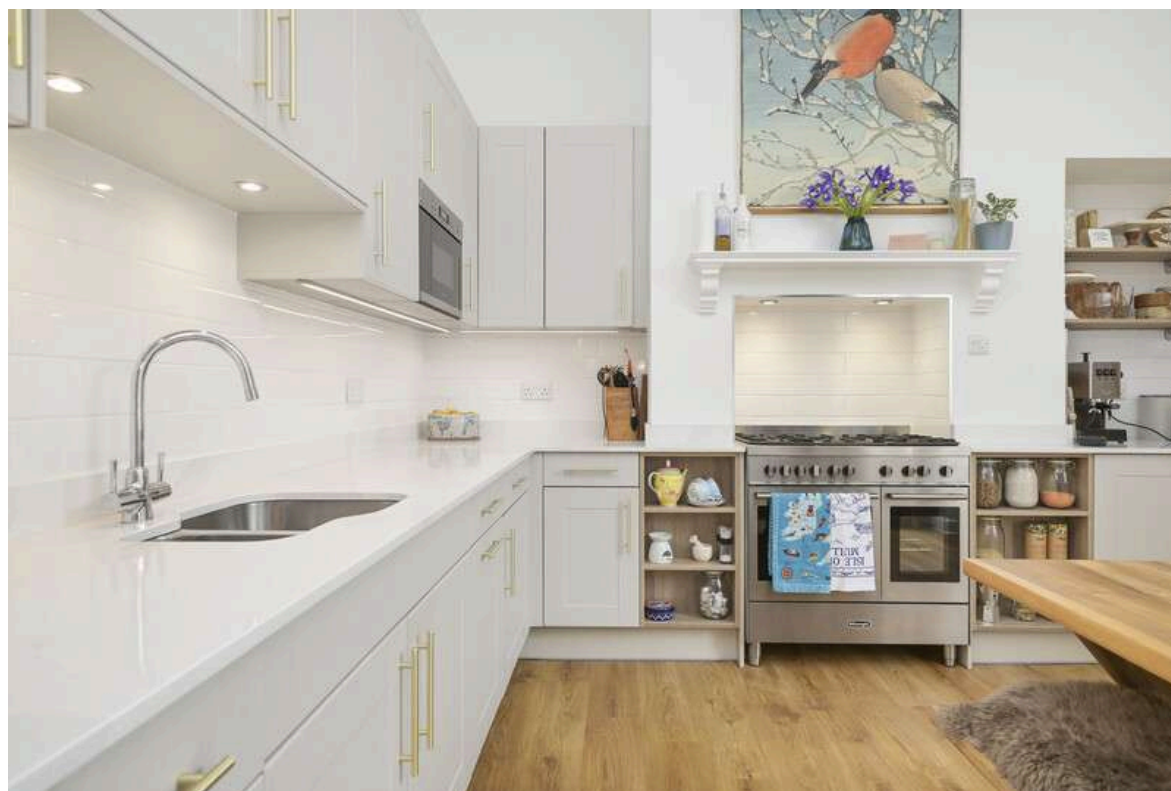




24 Linkfield Road
MUSSELBURGH | EH21 7LQ


warners
solicitors & estate agents





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Exceptionally well presented four bedroom terraced home, located in the sought after Musselburgh to the East of Edinburgh with stunning views over the prestigious Musselburgh racecourse. This property is extremely well presented and has undergone a full renovation inside and out and would make an ideal family home. The property comprises an extremely grand welcoming open hall with the traditional cornicing intact, an open plan kitchen/living area at the rear of the property with a wood burner and access through the utility room and out to the stunning landscaped garden, the utility homes the boiler, a Belfast sink and the washing machine. The kitchen currently comprises a gas hob and oven, fridge/freezer, dishwasher, microwave and dining area. There is also a further reception room used as a living room that benefits from traditional cornicing, another wood burner with fireplace and an attractive bay window. Completing the accommodation downstairs is a shower room with walk in shower and a heated towel rail. Upstairs there are four well proportioned bedrooms, two with built in storage and the master bedroom with a further bay window and fireplace. Also upstairs is the stylish family bathroom with bath and separate double waterfall shower, heated towel rail and skylight filling the room with natural light. The property boasts well kept front and rear gardens with a further separate garden plot to the rear of the property accessed through the back lane that has a large greenhouse and a variety of raised beds and different plants. Early viewing is highly recommended to avoid missing out.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Stunning Four bedroom home with views of Musselburgh racecourse
- Well presented Open plan Kitchen living area with access to the rear garden
- Two large Bathrooms
- Two wood burning stoves
- Stunning living room with traditional features
- Grand Welcoming Hall
- Utility room
- Front and Rear Gardens
- Further garden/plot at the rear of the property
- Ample On street parking

All integrated appliances within the kitchen, as well as the gas oven / hob. The washing machine in the utility room. 3 of the TV brackets All blinds & the garden shed will be included in the sale. The TV in the living room and mirror in the pink bedroom can also be included.

Whilst the garden shed is included in the sale the greenhouse is not available, the space in the second garden is still private and free to customise completely. EPC Rating D



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh boasts natural countryside wonders with lagoons, bird hides, varied walking paths as well as beaches nearby at Aberlady & Gullane - which are easily accessible as frequent East Coast bus services pass the property, able to take you through to North Berwick & through to the city, additionally the rail links and the city bypass are both in easy reach. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities & a variety of restaurants, cafes and bars. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. Musselburgh also provides schools in both the state and private sector.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024