

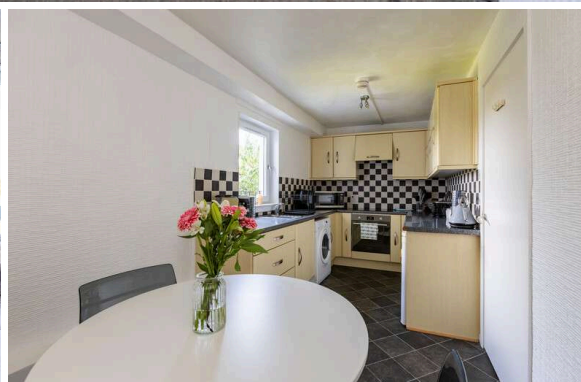


ASHGROVE

58J Linkfield Road  
MUSSELBURGH | EH21 7NT

  
**warners**  
solicitors & estate agents





## 58J Linkfield Road

MUSSELBURGH | MUSSELBURGH | EH21 7NT

Warners is delighted to present to market this generously sized superb second floor apartment forming part of an attractive block with manicured grounds, boasting panoramic views over Musselburgh racecourse and comes with private garage and off street residents parking. The property is set in prime location within a short distance to Musselburgh town centre and Wallyford train station.

This home is well presented throughout and offers comfortable and light filled living space with a neutral interior. The light and spacious dual aspect living/dining room has ample room for both dining and relaxing furniture and a large picture window overlooking the racecourse. The well pointed breakfasting kitchen benefits from a good mix of wall and base cabinetry and there is ample room for a small dining table to enjoy that morning coffee. Both bedrooms are doubles benefitting from integrated storage and a bathroom with stylish three piece suite with shower over bath completes the accommodation on offer. The property further benefits from electric heating, triple glazing, lift access, residents parking and well-kept gardens. Early viewing is recommended!

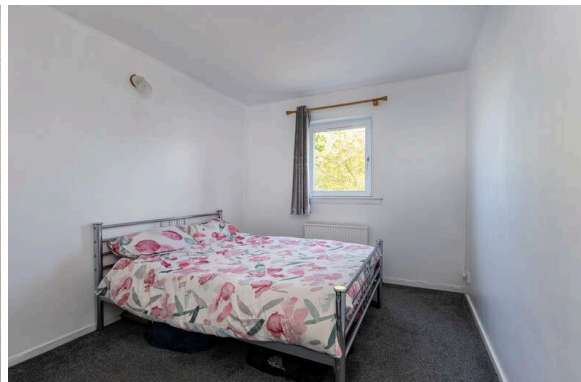
- Two bedroom second floor flat within short distance to Musselburgh town centre and Wallyford train station
- Welcoming hallway with good sized storage cupboard
- Light & spacious Livingroom/dining room overlooking Musselburgh racecourse
- Well-equipped breakfasting kitchen with ample room for small dining table
- Two double bedrooms, both benefitting from integrated storage
- Bathroom with stylish three piece suite, shower over bath
- Electric heating & triple glazing
- Single garage
- Residents parking
- Lift access
- Well maintained communal gardens

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

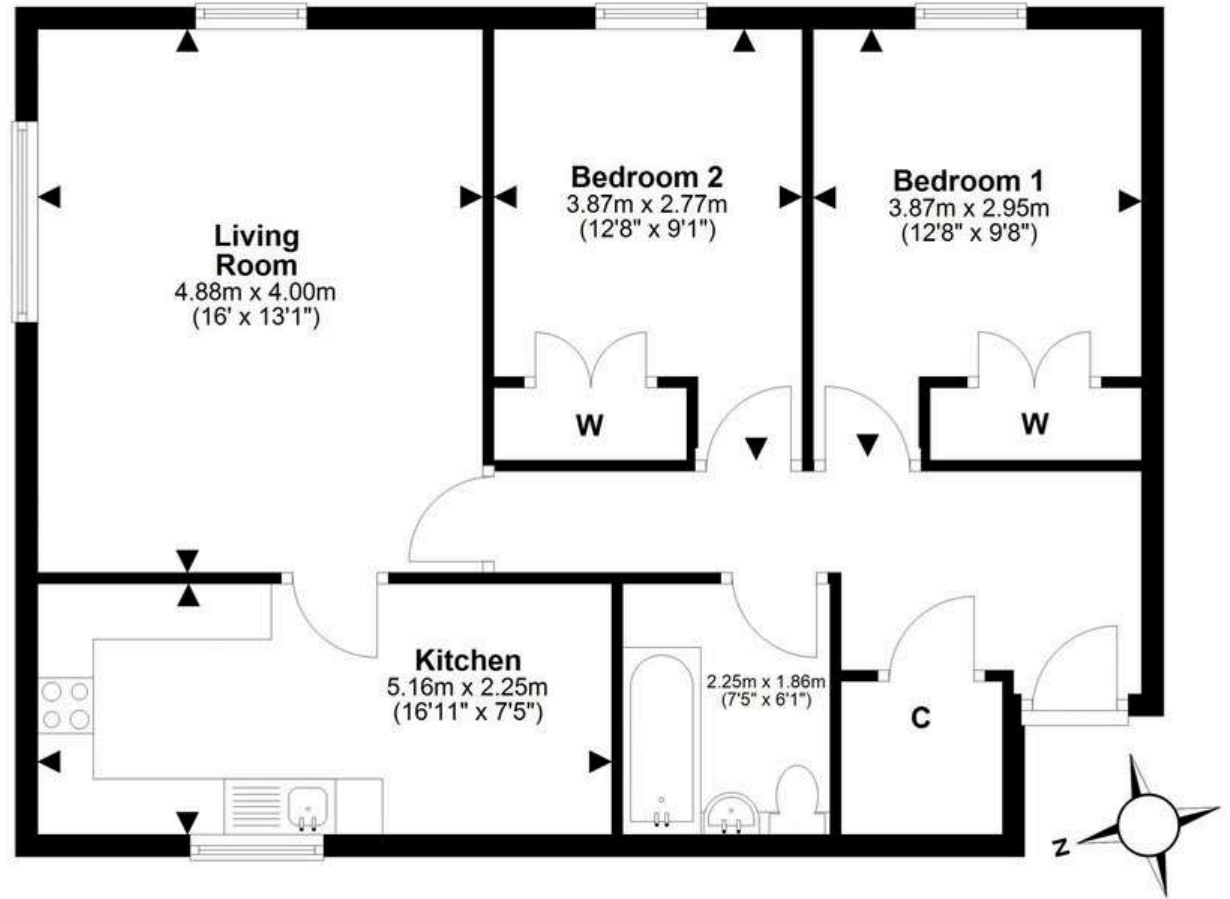


All integrated appliances will be included in the sale, all other items of furniture can be included with separate negotiation. EPC: C Factoring charges: £125 P/M Charles White Ltd.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.







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