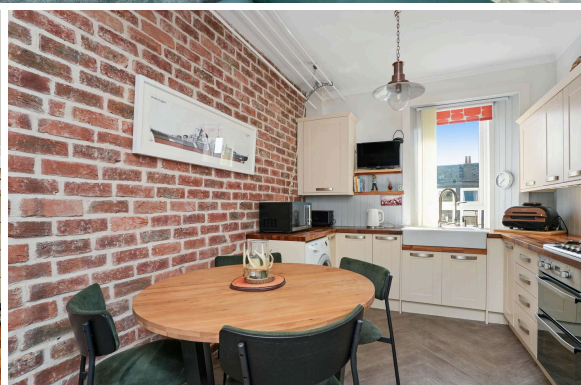




18D Links Street
MUSSELBURGH | EAST LoTHIAN | EH21 6JL

warners
solicitors & estate agents



18D Links Street

MUSSELBURGH | EAST LoTHIAN | EH21 6JL

Set on a quiet street in the heart of Musselburgh, moments from the harbour, beach and waterfront is this spacious double upper apartment. Offered to the market in true move-in condition the property boasts a well-kept communal garden, double glazing, gas central heating and ample on street parking this property would make an ideal buy seconds from the sea.

The accommodation comprises a welcoming entrance hallway, a bright lounge with wood burning style electric fire, a contemporary kitchen with attractive units, Belfast sink and generous dining space, a large double bedroom with an abundance of storage and the ground level is completed by a stylish shower room. Following up a carpeted staircase the upper level enjoys two further bedrooms. Externally the secluded communal rear garden is mainly laid to lawn.

- Traditional double upper apartment in the heart of Musselburgh
- Nestled along the banks of the Firth of Forth
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- Three bedrooms
- Stylish shower room
- Well-kept communal garden

Extras include: all fitting and fixtures including kitchen appliances (washing machine, fridge freezer, cooker). Additional furniture can be included by negotiation.

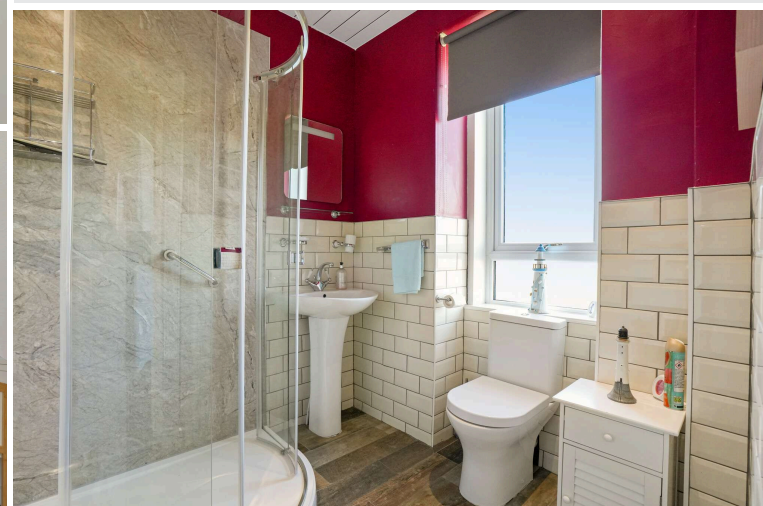
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

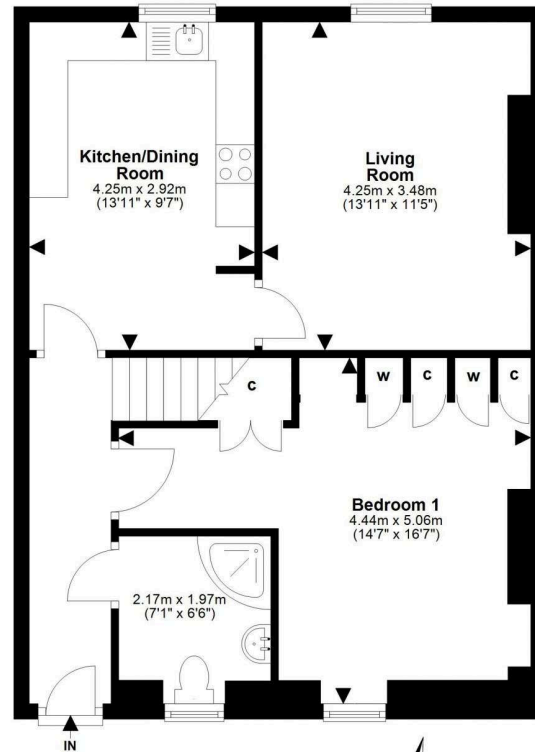


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, 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.

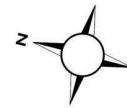
The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

EPC: C, Council Tax Band: C

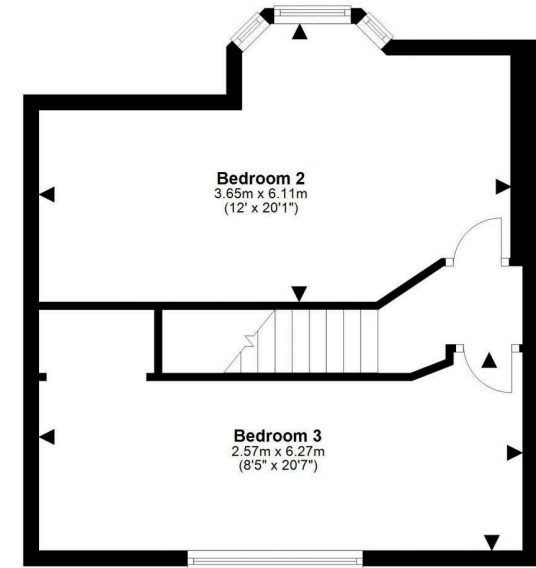




First Floor



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.



Second Floor