

COULTERS[©]

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31 LINKFIELD ROAD

MUSSELBURGH, EAST LoTHIAN, EH21 7LL

5 BED 4 BATH 3 PUBLIC



TAKE A LOOK INSIDE

Occupying a prime position in Musselburgh, 31 Linkfield Road is an elegant 5 bedroom period end-terraced house located in the popular town of Musselburgh, within walking distance of an excellent range of local amenities and within easy reach of Edinburgh City Centre.

The property is beautifully presented and offers generously proportioned contemporary family accommodation with the added benefit of a host of period features throughout, an open outlook over Musselburgh Race Course and the Old Links Golf Course and private parking to the front and a lovely sheltered walled garden and detached garage to the rear.

KEY FEATURES



Beautifully presented end-terraced period property



Generously proportioned, contemporary family accommodation



Five double bedrooms, 3 with en-suite



Delightful south facing walled garden



Detached garage and driveway



Ideally located with lovely open views



EPC Rating - C



Council Tax Band - G





The exceptionally versatile accommodation, arranged over four floors, comprises - welcoming entrance hall; stylish open plan kitchen/dining room with all appliances and French doors to a paved terrace; elegant drawing room with a gas flame effect fire and an open outlook to the front; generous sitting room with a Juliet balcony overlooking the garden; principal bedroom with built in wardrobes and an en-suite bathroom; double bedroom 2 with built in storage and Jack and Jill bathroom; three further double bedrooms, one with an en-suite shower room; an additional shower room; ground floor WC and a utility room.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.

Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network, available from outside the property, which offers regular day and evening services.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings are included in the sale price together with induction hob, oven, combination microwave oven, fridge, freezer, CDA wine cooler, dishwasher, a variety of items of bedroom furniture and the freestanding garage shelving. The washing machine and tumble dryer may be available by separate negotiation.

HOME REPORT VALUATION: £825,000







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 760 SQ FT / 72.5 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 776 SQ FT / 72.4 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 789 SQ FT / 73.4 SQ M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT / 55.7 SQ M



LINKFIELD ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2946 SQ FT / 274.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL OUTBUILDING FLOOR AREA 270 SQ FT / 25.1 SQ M
TOTAL COMBINED FLOOR AREA 3216 SQ FT / 299.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 270 SQ FT / 25.1 SQ M

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.