



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18C Links Avenue

Musselburgh, East Lothian, EH21 6JY

18C Links Avenue

Situated in seaside Musselburgh, close to the town's historic Fisherrow Harbour, this four-bedroom second-floor flat enjoys lovely views and immediate access to the promenade and beach, offering a true coastal lifestyle. The spacious flat is perfectly placed for scenic walks, cycling routes, and nearby golf courses, while remaining within easy reach of the High Street's shops, cafés, and everyday amenities. Excellent transport links provide quick connections to Edinburgh, making it ideal for commuters seeking a seaside setting. The well-connected location, combined with the vibrant local community and proximity to green spaces, makes 18C, Links Avenue a highly desirable place to call home.

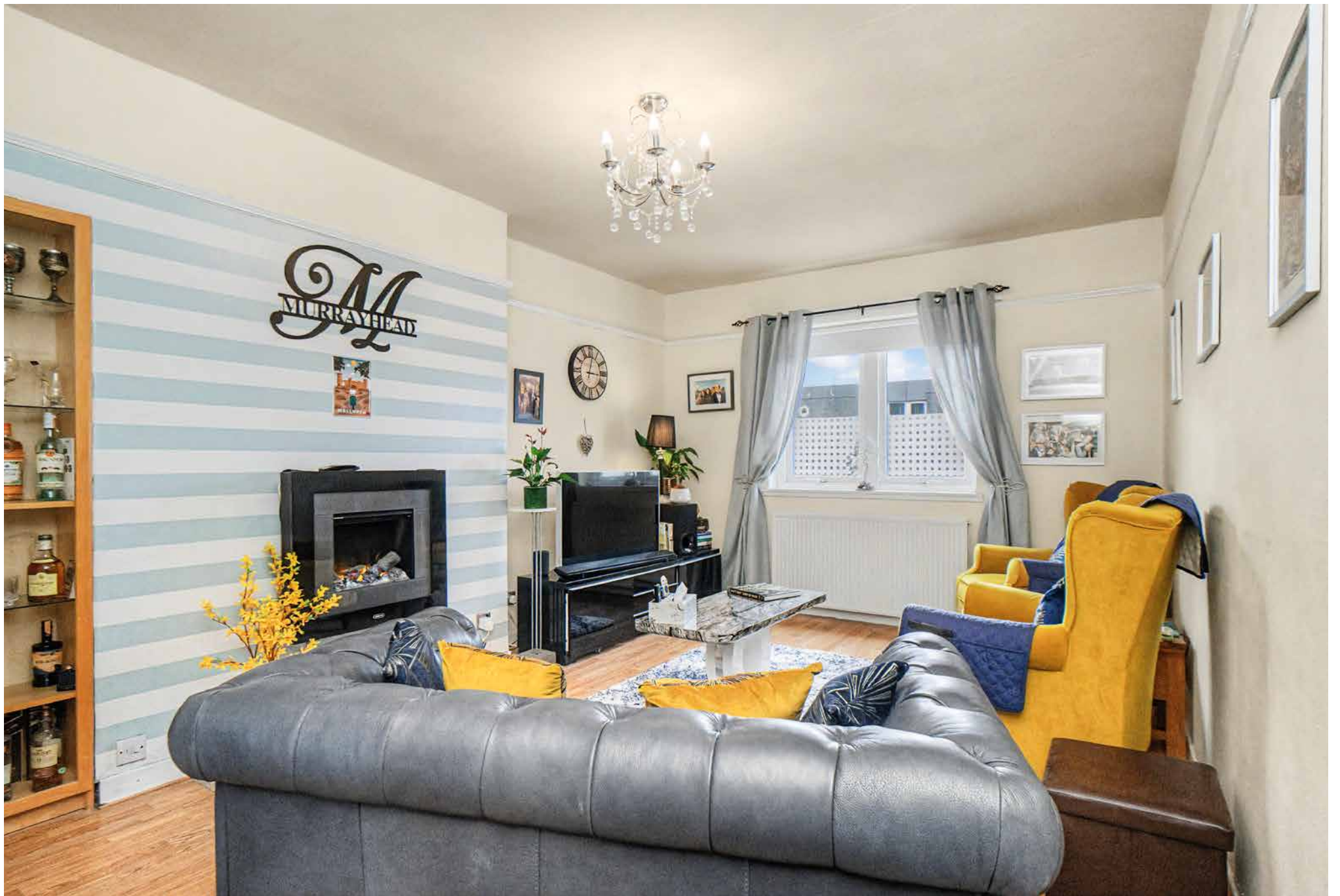
Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Please note that no warranties shall be provided for any of the appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Second-floor flat with sea views
- Scenically set beside the promenade in coastal Musselburgh
- Sunlit hall with storage
- West-facing living/dining room with glass fronted cabinet
- Modern kitchen fitted with stylish cabinetry and quality worktops
- Flexible dining room/third bedroom with fireplace and built-in storage
- Two comfortable double bedrooms
- Versatile fourth bedroom/study
- Modern bathroom with overhead shower
- Communal garden with drying area
- Private external store
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C | Home Report Value - £240,000

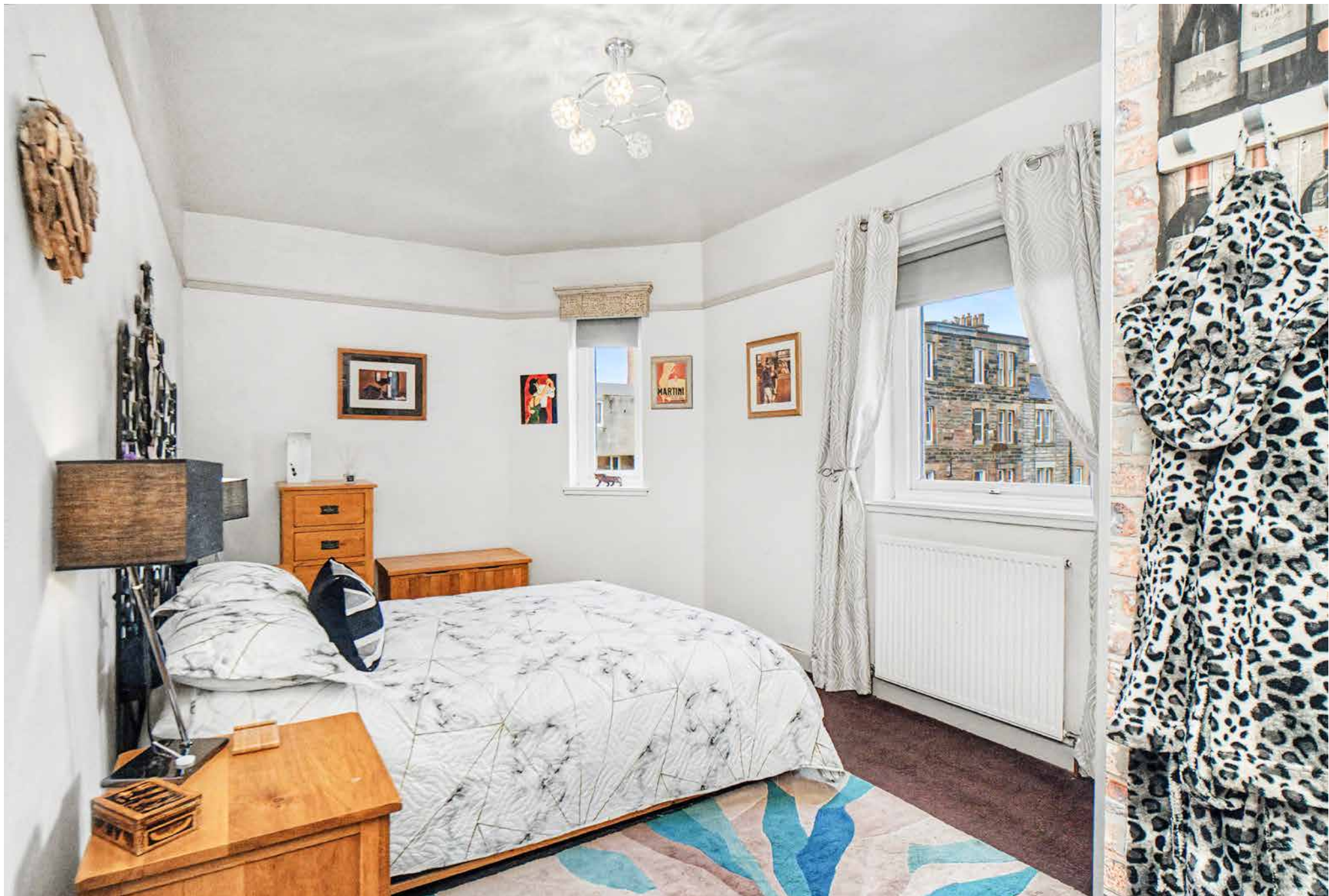






Modern kitchen fitted with stylish cabinetry and quality worktops







Modern bathroom with
overhead shower and a
communal garden with
drying area





Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

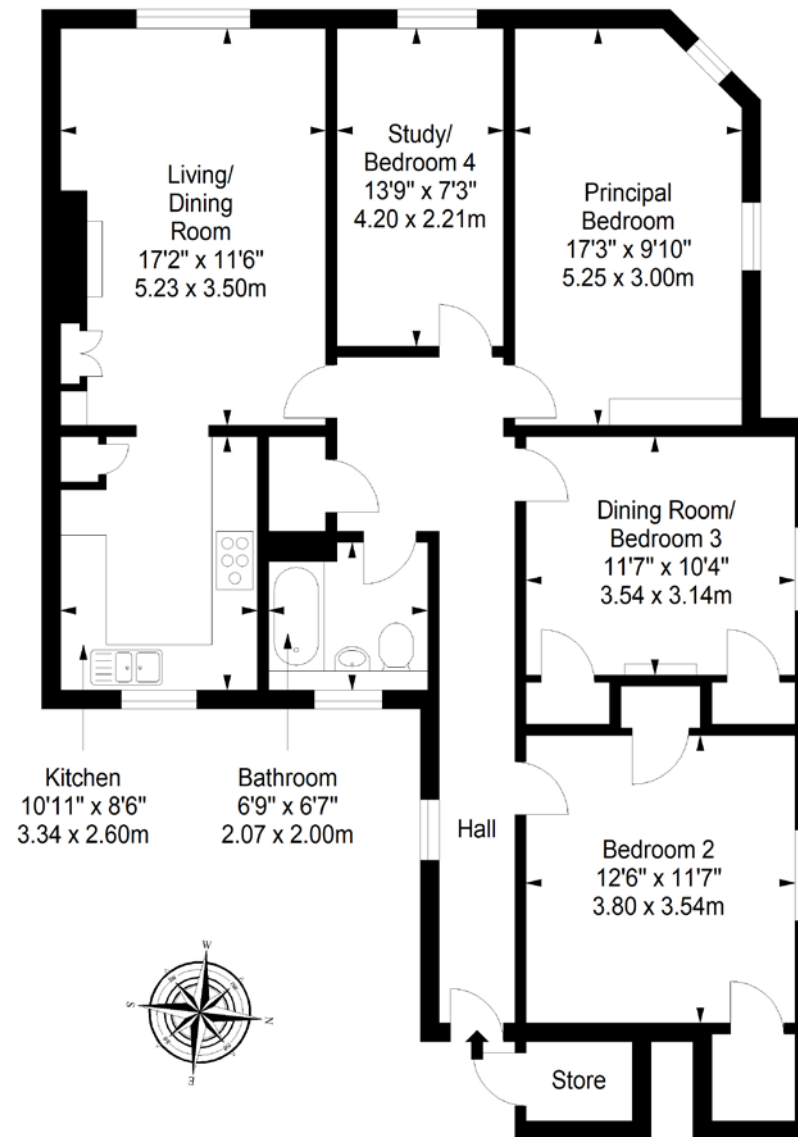
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 102.6 sq. metres (1104.4 sq. feet)



Total area: approx. 102.6 sq. metres (1104.4 sq. feet)