

**Tranent**

Call 01875 611211

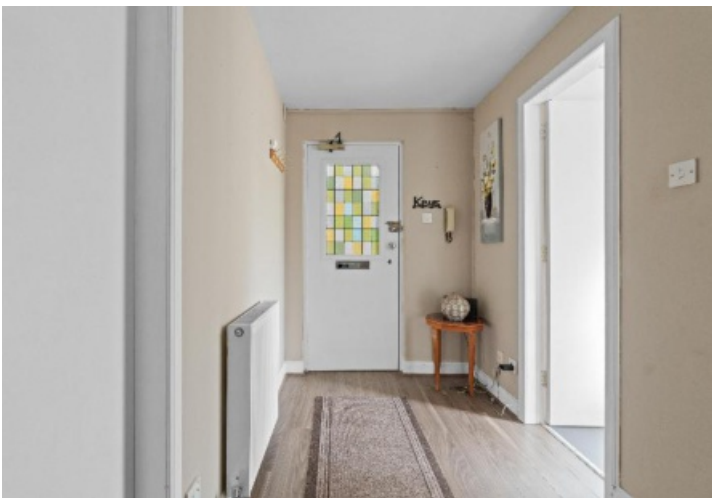
**Offers Over £135,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**G7, Pittencrieff Court, Linkfield Road, Musselburgh EH21  
7QX**



Rarely available, spacious one bedroom ground floor flat set in a desirable location across the road from the racecourse, offering generous accommodation within the sought after East Lothian town of Musselburgh. The property is presented to the market in lovely order throughout with a large sitting room and feature wall mounted electric fire, modern fitted kitchen with integrated hob, oven and cooker hood, quiet double bedroom with fitted wardrobes and shower room/WC. There is a Private Residents' car park to the rear of the building as well as ample on-street parking.

## Accommodation

- \* Entrance via secure entry phone to the property
- \* Spacious light and airy accommodation
- \* Generous sitting room with feature wall mounted electric fire
- \* Modern fitted kitchen with integrated gas hob and electric oven
- \* All free-standing white goods are included (without warranty)
- \* Quiet double bedroom with fitted wardrobes
- \* Shower room/WC

## ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Excellent storage throughout
- \* Private Resident's parking to the rear
- \* Desirable location across the road from the racecourse

## G7 Pittencrieff Court, Linkfield Road, Musselburgh, EH21 7QX

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

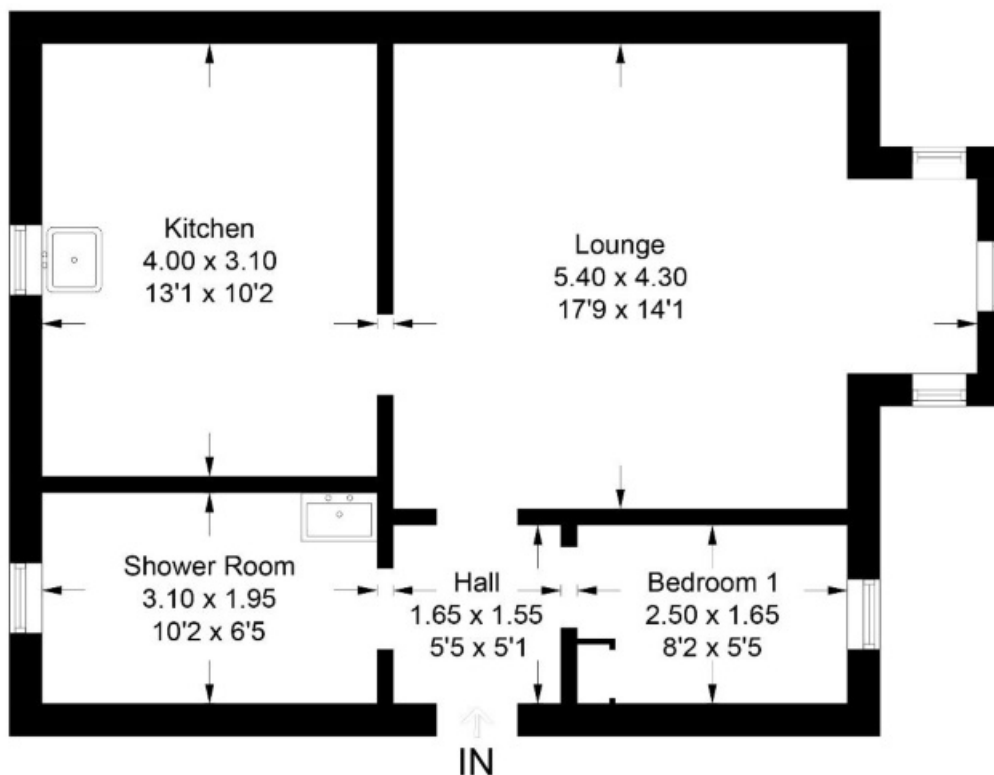


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281434)

### Situation

The historic coastal town of Musselburgh lies on the southern shore of the Firth of Forth, approximately seven miles East of Edinburgh and is a popular East Lothian town set amid pleasant open countryside offering delightful walks along the river, promenade and links. There is good local shopping for every day requirements with an Asda superstore and Fort Kinnaird just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants and cinema complex. A frequent rail link connects to Edinburgh in approximately 8 minutes, as well as regular bus services to the city and surrounding areas. The A1, leading to all of Scotland's arterial routes is close by, making Musselburgh an ideal location for the commuter. Full educational facilities are available catering for children from nursery age through to secondary school and for further education the newly opened Queen Margaret University is nearby. Musselburgh is set in the picturesque County of East Lothian, famous for its sandy beaches, with Longniddry, Gullane, Aberlady and North Berwick within easy reach. Within a couple of minutes' walk is the famous Musselburgh Racecourse Course and for the golf enthusiast there are many golf courses on hand including the famous championship course at Muirfield.

### Fixtures and Fittings

All fitted floor coverings, curtains, blinds and light fittings are included in the sale. The free-standing white goods are all included in the sale however without warranty.

### Services

Mains gas, electricity, water and drainage

### EPC

Band C

### Council Tax

East Lothian Council Tax Band B

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Tranent**

**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm



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Tranent, Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.