





Welcome

Welcome to 5 Links Street - a rare opportunity to acquire a semi-detached property in the highly desirable East Lothian town of Musselburgh. This two-bedroom home offers prospective buyers a marvellous opportunity to get on the property ladder. The property's prime location means you are moments away from all Musselburgh's shops, cafés, and amenities, making everyday life wonderfully convenient. Featuring a rear courtyard, detached garage, double glazing and gas central heating, this property offers the perfect opportunity for discerning buyers to improve and enhance its appeal and value.

- Sought after location close to all amenities
- Superb potential to improve and enhance
- Entrance vestibule
- Hallway with stairs to the upper level
- Living room with twin front facing windows, gas fire, and fire surround (no warranty applies)
- Fitted kitchen with a range of base, wall, and larder units, gas hob, oven, free-standing washing machine, and fridge, rear garden access and under stair store
- Upper hallway with loft access
- Main bedroom with twin front facing windows and built-in bedroom furniture
- Bedroom two with rear facing window
- Family bathroom with four-piece suite with corner bath and shower attachment, shower cubicle with electric shower, wc, sink, and walk-in store cupboard
- Double glazing and gas central heating
- Garden and courtyard
- Detached garage



Musselburgh

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre, and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. All appliances, the gas fire, white goods, and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

Get in touch

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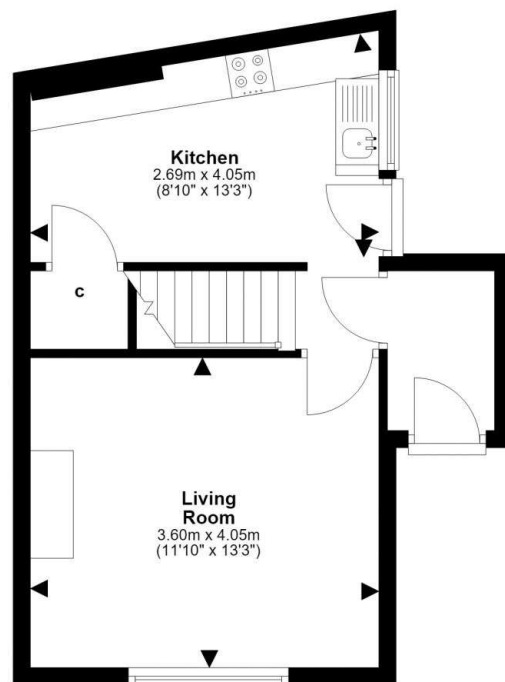
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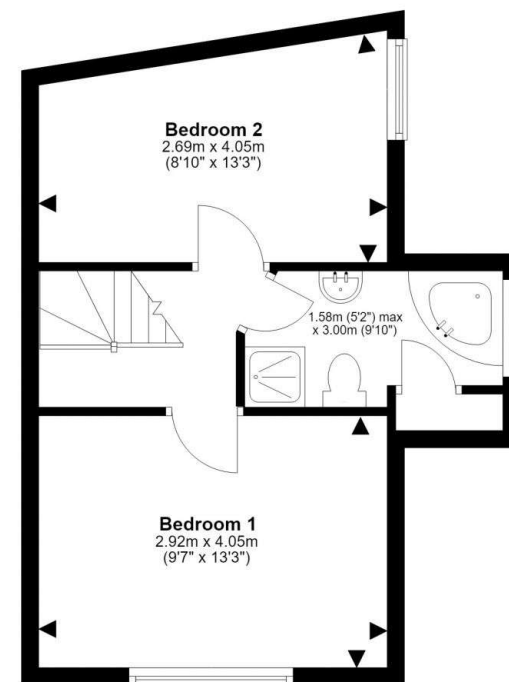
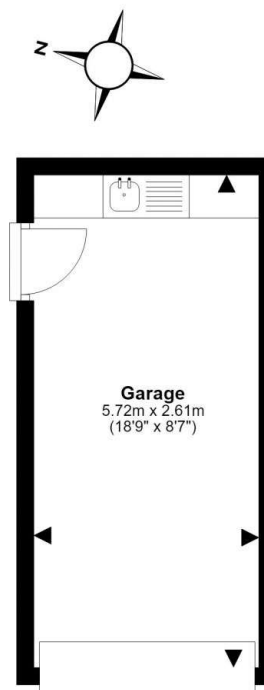


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



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.