



134 Pinkie Road
Musselburgh, EH21 7QP

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"134 Pinkie Road is a bright and spacious, two-bedroom, upper villa with a balcony"

- ENTRANCE VESTIBULE
- STAIRS
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN WITH BALCONY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE SIDE & REAR GARDENS
- UNRESTRICTED ON STREET PARKING





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh railway station connects to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

134 Pinkie Road is a bright and spacious, two-bedroom, upper villa with a balcony, and private garden, located in an established residential area, in the popular coastal town of Musselburgh. Accommodation comprises: entrance hall with carpeted stairway leads up to the main hallway which has good storage cupboards; front facing good sized sitting/dining room with cupboard space; kitchen with access to the balcony; two well-proportioned double bedrooms are set to both aspects and have cupboard spaces and a bathroom with a three piece suite. Further benefits include gas central heating, double glazing, private side and rear gardens and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band D.

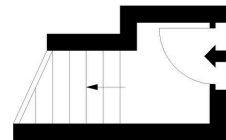
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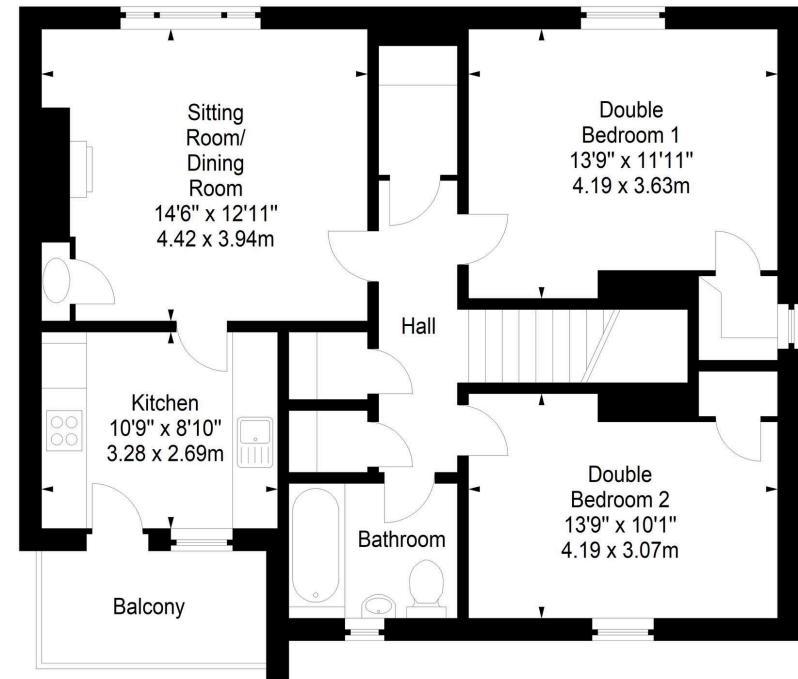
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Musselburgh,
East Lothian, EH21 7QP



Approx. Gross Internal Area
846 Sq Ft - 78.59 Sq M
For identification only. Not to scale.
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Ground
Floor
Entrance



First Floor

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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