



14F Linkfield Road  
MUSSELBURGH | EH21 7LQ

  
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## 14F Linkfield Road

MUSSELBURGH | EAST LOTHIAN | EH21 7LQ

Nestled in a handsome stone built property in sought-after Musselburgh, moments from excellent amenities, quick transport links and vast open country and coastal walks is this spacious ground floor, main door apartment. Boasting a tranquil walled garden, gas central heating and double glazing this property would make an ideal home in an enviable location.

The accommodation comprises a welcoming entrance hallway with deep storage, a bright lounge with feature fireplace and doors that open straight out to the secluded garden, a contemporary kitchen with attractive units and breakfast bar, double bedroom, a useful box room or study and the flat is completed by a stylish shower room. Externally the walled garden is a secluded haven with colourful plants, flowers and shrubs.

- Stone built ground floor main door apartment
- Walled, secluded garden
- Welcoming hallway with deep storage
- Bright lounge with feature fireplace and garden access
- Contemporary kitchen with attractive units
- Double bedroom
- Useful study
- Stylish shower room
- Gas central heating
- Double glazing

Council tax band C, EPC rating D

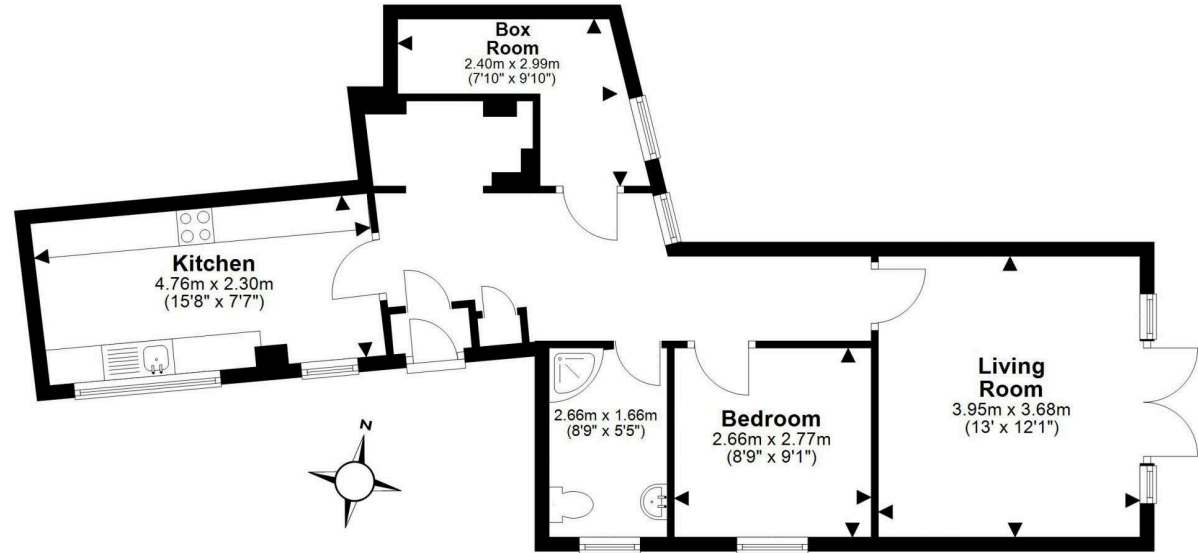
Extras to include: washer/dryer, fridge/freezer and a double oven (oven installed Jan 2026). Custom made bed in the box room can also be included.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





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.