



47 Pinkiehill Crescent
Musselburgh, EH21 7NH

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Living Room
- Breakfast Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating – C



Forming part of a quiet residential estate with open aspect to the front, this lovely and well-presented semi detached villa is situated within the sought after town of Musselburgh. The property is within easy reach of a variety of excellent amenities in Musselburgh Town Centre with Wallyford Train Station close by providing quick and easy access to Edinburgh Centre and the South. There is also a regular public transport service which travels to Edinburgh and other local towns. In move-in condition, the accommodation would make an ideal purchase for the young professionals/family and comprises; welcoming entrance hallway with storage cupboard, attractive living room with three window formation with open outlook, bright well laid out breakfast kitchen with door to the side and downstairs modern shower room. Upstairs leads to three delightful double bedrooms. There are private gardens to the front and rear of the property with the rear having a small section of lawn and laid with paving stones and decked patio for ease of maintenance. A driveway also provides off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.

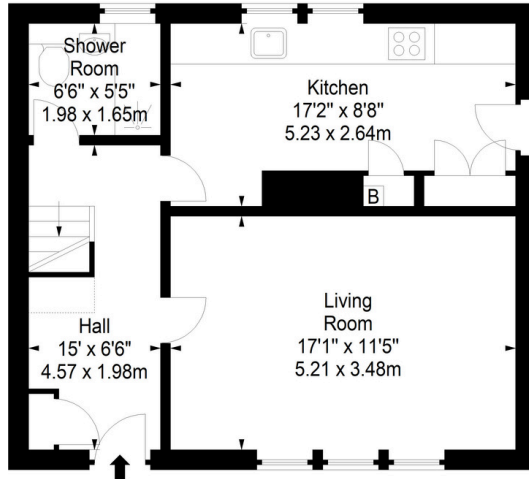
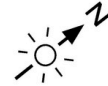




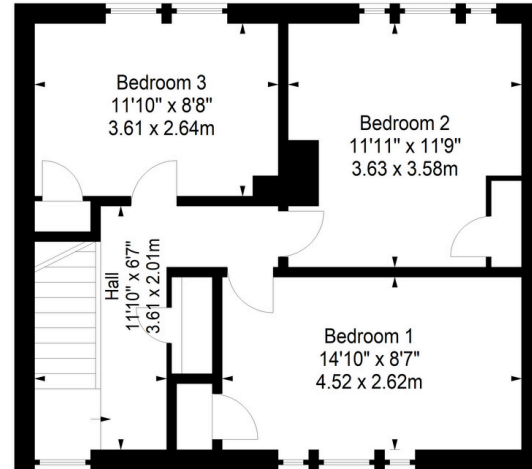
**Pinkiehill Crescent,
Musselburgh,
East Lothian, EH21 7NH**



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish 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 Scottish Standard Clauses.

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