

KILGOUR

PROPERTY



75 Linkfield Road, Musselburgh, EH21 7PW





- Living Room
- Kitchen
- Dining/Family Room
- 4 Bedrooms (Master En-Suite)
- Bathroom
- Shower Room
- WC
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Double Garage
- Council Tax – Band C
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

A superb four-bedroom end-terraced home beautifully presented throughout and offering generous family accommodation in a highly desirable setting. Stunning panoramic views over Musselburgh Golf Course and Musselburgh Racecourse. The accommodation comprises a welcoming entrance hall, a bright and spacious living room, a modern fitted kitchen, and a dining/family Room along with a bathroom and shower Room. On the first floor there are three well-proportioned bedrooms and a WC. On the second floor there is a good-sized bedroom with en-suite bathroom.

Externally, the property enjoys well-maintained private gardens to the rear providing ideal outdoor space for relaxing and entertaining. Further benefits include gas central heating, double glazing, a private driveway, and a garage offering additional parking and storage.

Early viewing is highly recommended to appreciate the size, quality, and excellent family lifestyle this outstanding home has to offer.

Location

This property is located within the popular coastal town of Musselburgh, East Lothian and enjoys a convenient location with panoramic views over Musselburgh Racecourse and Musselburgh Golf Course and is also close to a wide range of local amenities and excellent transport links. The area benefits from an array of shops, cafés, restaurants and leisure facilities, while nearby Musselburgh High Street provides further everyday conveniences. Musselburgh Beach, the picturesque River Esk, and scenic coastal walks are all within easy reach, offering excellent outdoor and recreational opportunities.

The property is ideally positioned for commuters, with regular bus services nearby and Wallyford railway station a short distance away, providing swift connections to Edinburgh city centre and beyond. Easy access to the A1 and Edinburgh City Bypass further enhances connectivity throughout the Lothians and wider Scotland. Families are well served by local schooling options, while a variety of sports and leisure facilities, and fitness centres, are readily accessible. Combining coastal charm with excellent amenities and transport connections, Musselburgh remains one of East Lothian's most sought-after residential locations.



2



4



2



D

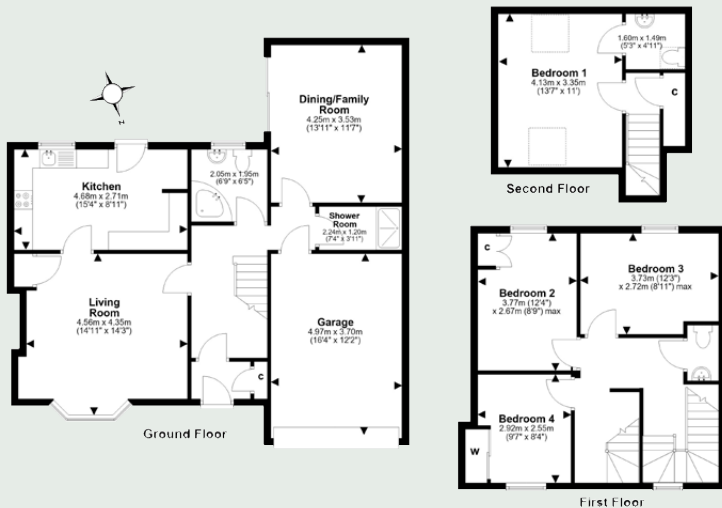


EPC BAND

C

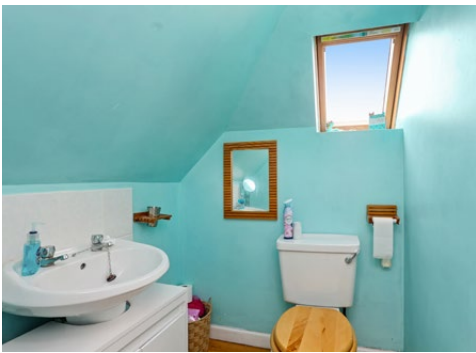


COUNCIL TAX BAND



Living Room	14'11 x 14'3	4.56m x 4.35
Dining/Family Room	13'11 x 11'7	4.25m x 3.53
Kitchen	15'4 x 8'11	4.68m x 2.71m
Bathroom	6'9 x 6'5	2.05m x 1.95m
Shower Room	7'4 x 3'11	2.24m x 1.20m
Garage	16'4 x 12'2	4.97m x 3.70m
Bedroom 1	13'7 x 11'0	4.13m x 3.35m
En suite	5'3 x 4'11	1.60m x 1.49m
Bedroom 2	12'4 x 8'9	3.77m x 2.67m
Bedroom 3	12'3 x 8'11	3.73m x 2.72m
Bedroom 4	9'7 x 8'4	2.92m x 2.55m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

