



Flat 2 (TF) Block 5 Pittencrieff Court, Musselburgh, EH21 7QX



Welcome

Offered to the market is this stunning top-floor flat forming part of the sympathetically converted former Pittencrieff Hotel. Set within a traditional building, the property offers generous accommodation and spectacular open views towards Musselburgh Racecourse.

Accessed via a secure communal entry, the flat is presented in excellent order. The bright dual-aspect lounge enjoys natural light and attractive views to both front and rear.

The modern dining kitchen is a standout feature, offering excellent storage, generous worktop space, integrated dishwasher, a breakfast bar and dining area, all with views towards the racecourse.

There are three well-proportioned double bedrooms. The principal bedroom includes built-in storage and side views, while the second overlooks the rear. The third bedroom enjoys racecourse views and is currently used as a home office/guest room, offering flexible use.

The bathroom is fitted with a four-piece suite including bath, separate shower, wash hand basin and WC.

Further benefits include excellent storage, gas central heating, double glazing and residents' parking.

Early viewing is highly recommended to appreciate the accommodation and outstanding outlook on offer.





Musselburgh

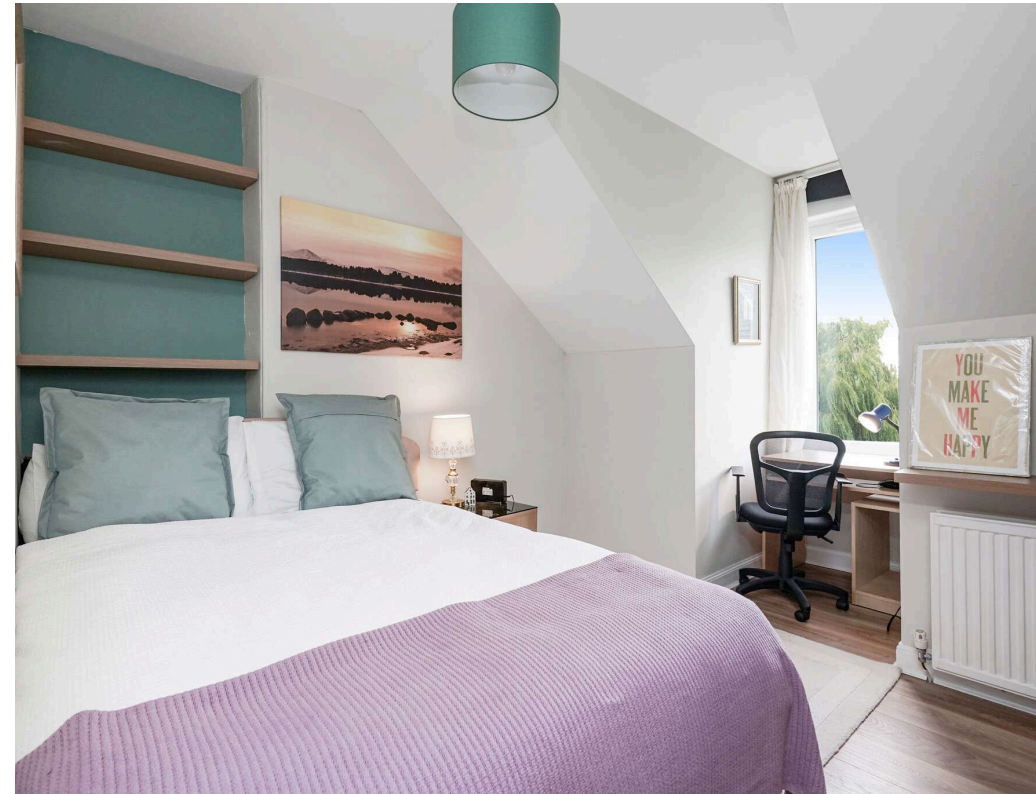
Pittencrieff Court is situated in one of Musselburgh's most sought-after residential areas, enjoying a peaceful setting while being within easy reach of the town centre. Renowned for its attractive period properties and views over the famous Musselburgh Racecourse, the area offers the perfect balance of tranquillity and convenience.

Musselburgh itself boasts an excellent range of local amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities. The town is home to a picturesque harbour, beautiful riverside walks along the River Esk, and nearby beaches, making it an ideal location for those who enjoy the outdoors.

For commuters, there are excellent transport links with regular bus services, Musselburgh Railway Station providing swift access to Edinburgh and beyond, and convenient road connections via the A1 and Edinburgh City Bypass. Highly regarded schooling is available at both primary and secondary levels, while Queen Margaret University is also within easy reach. Combining period charm, superb local amenities and outstanding connectivity, Pittencrieff remains one of East Lothian's most desirable places to call home.

Extras

Included in the sale all window coverings, fridge freezer, freezer and washing machine. Some other items can be left by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

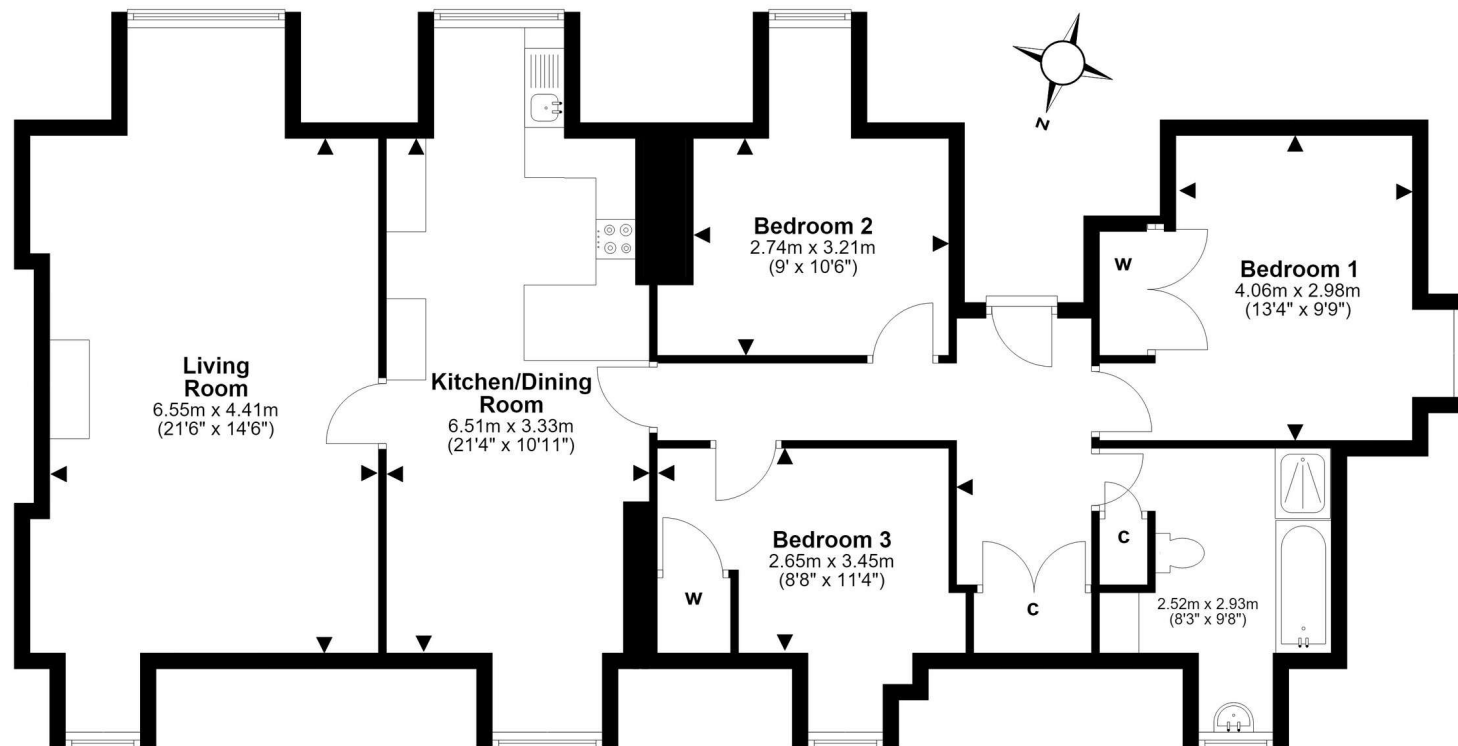
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.