

COULTERS<sup>©</sup>

# 31 PINKIE TERRACE

MUSSELBURGH, EAST LoTHIAN, EH21 7NE

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This fully renovated upper flat offers an exceptional blend of space, style and practicality, presented in true move-in condition and ideally suited to modern living. Generously proportioned throughout, the property has been thoughtfully upgraded to create a bright and welcoming home, further enhanced by unrestricted on-street parking and an impressive private rear garden. The property is situated in the highly regarded Pinkie area of Musselburgh, offering a desirable residential setting with excellent local amenities.

The heart of the home is the large, light-filled sitting room, which enjoys an open outlook to the front, creating a comfortable yet elegant living space. From here, the accommodation flows seamlessly into a stylish, well-appointed kitchen, complete with ample storage and extensive work surface space. The kitchen overlooks the rear garden, offering a pleasant and tranquil aspect.

## KEY FEATURES



Exceptionally well presented upper flat.



Large private rear garden with summer house.



Within walking distance of Musselburgh High Street



EPC Rating - C



Three double bedrooms.



Unrestricted on-street parking.



Great transport links nearby including Wallyford Train



Council Tax Band - B



There are three spacious double bedrooms, two of which benefit from built-in wardrobe storage, providing both comfort and practicality. The accommodation is completed by a particularly generous and beautifully finished bathroom, featuring a modern suite and an overhead shower, designed with both style and functionality in mind.

Externally, the property truly stands out with its extensive rear garden. This superb outdoor space includes a versatile summer house equipped with electricity, making it ideal for a variety of uses such as a home office, studio or relaxation space. The garden offers excellent potential for outdoor entertaining and enjoying the warmer months, further enhancing the appeal of this impressive home.





## THE LOCAL AREA

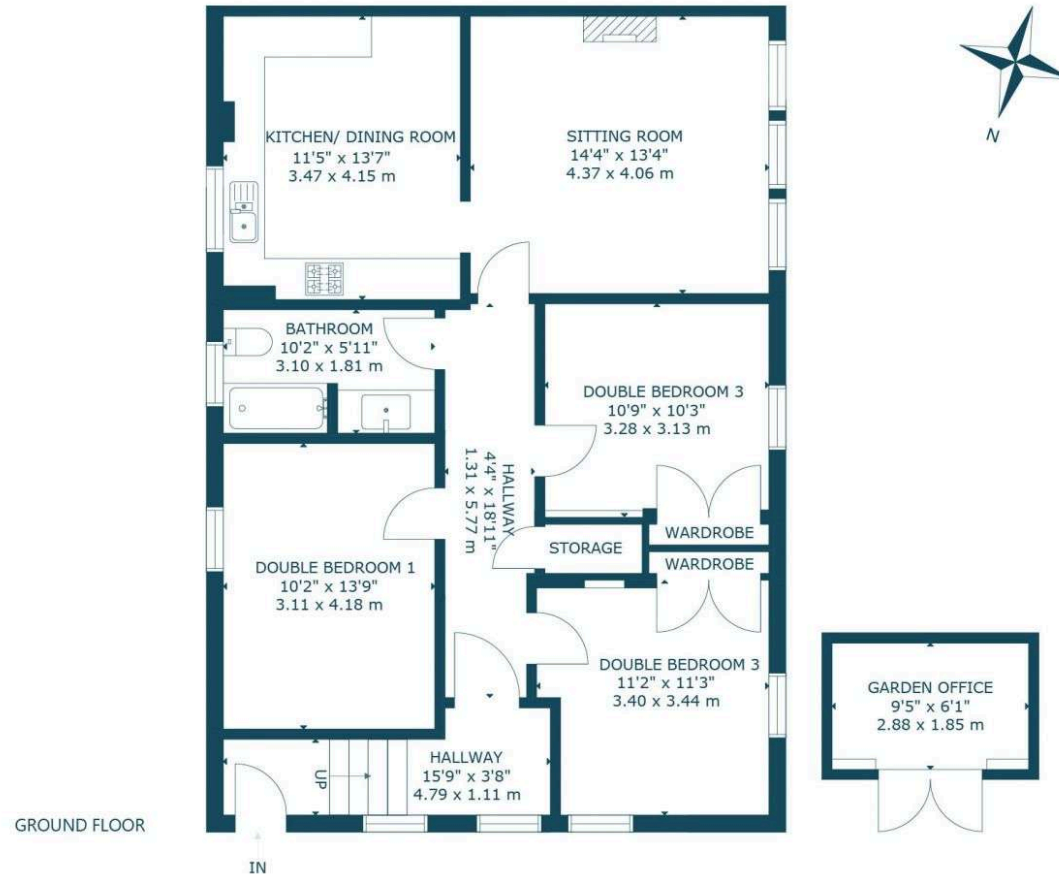
Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian. Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach. Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

## EXTRAS

All fitted flooring, integrated appliances, light fittings, curtains and blinds are included in the sale price.

**HOME REPORT VALUATION: £195,000**





31 PINKIE TERRACE, MUSSELBURGH, EH21 7NE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,006 SQ FT / 93 SQ M  
 GARDEN OFFICE 57 SQ FT / 5 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.