



26C Links Street
MUSSELBURGH | EAST LOTHIAN | EH21 6JL

 **warner's**
solicitors & estate agents



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Nestled in a tranquil coastal setting in the heart of Musselburgh this double upper four bedroom apartment enjoys fine period features and a well-kept communal garden all conveniently close to a vast array of excellent shops, cafes coastal walks and speedy travel links.

The property boasts a welcoming entrance hallway with a deep external storage cupboard, a bright twin windowed lounge with detailed cornicing, ceiling rose and a feature fireplace, a contemporary dining kitchen with attractive units, generous dining space and a useful utility room off and downstairs is completed by a well-proportioned bedroom or ideal home office. Following up a carpeted staircase the upper level comprises three further bedrooms all full of an abundance of natural light and the flat is completed by a stylish bathroom with shower over bath.

- Double upper traditional apartment in the heart of Musselburgh
- Moments from the waterfront and coastal walks
- Well-kept communal garden
- Welcoming hallway with good storage
- Bright lounge with opulent period features
- Large dining kitchen with utility room
- Four well-proportioned bedrooms
- Stylish bathroom

Energy Rating C. Council Tax band C.

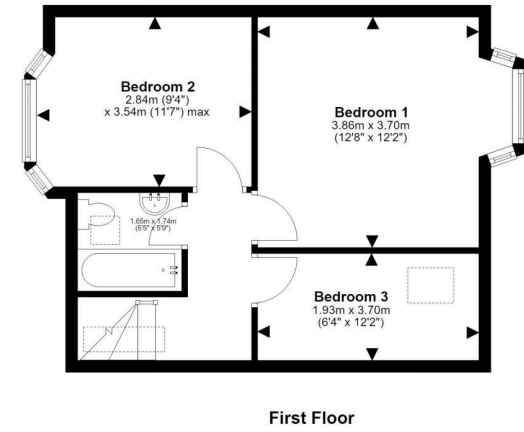
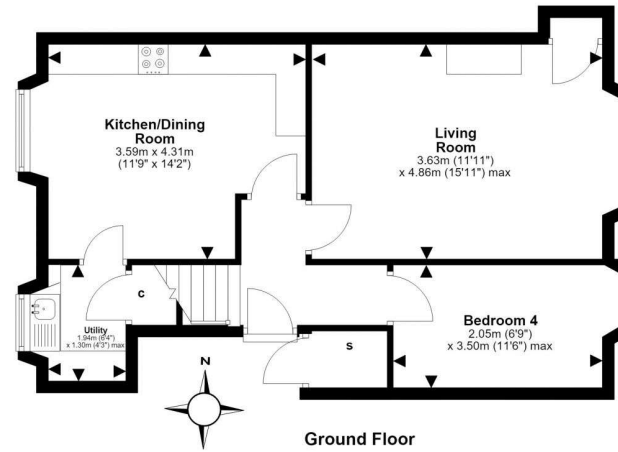
All Included in the sale will be all curtains, kitchen appliances, fixtures and fittings. Some items of furniture may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. 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.