



67 Linkfield Road
Musselburgh, EH21 7PN

A

"67 Linkfield Road is a bright and spacious corner terraced house with views of Musselburgh Racecourse."

- HALLWAY
- SITTING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Wallyford railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

DESCRIPTION

67 Linkfield Road is a bright and spacious corner terraced house with views of Musselburgh Racecourse.

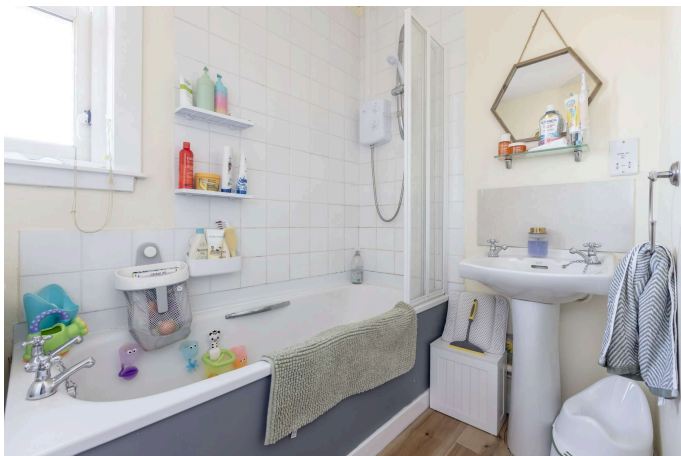
The accommodation comprises: entrance hall with one deep and one slightly smaller storage cupboard; bright and spacious sitting room; breakfasting kitchen with pantry cupboard and access to rear garden; stairs leading to the upper landing with attic hatch; double bedroom one with cupboard space and views of Musselburgh Racecourse and the Old Links Golf Course; double bedroom two with cupboard; family bathroom with double windows and electric shower over bath.

Further benefits are double glazing, enclosed front garden, communal path leading to private enclosed rear garden and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band C

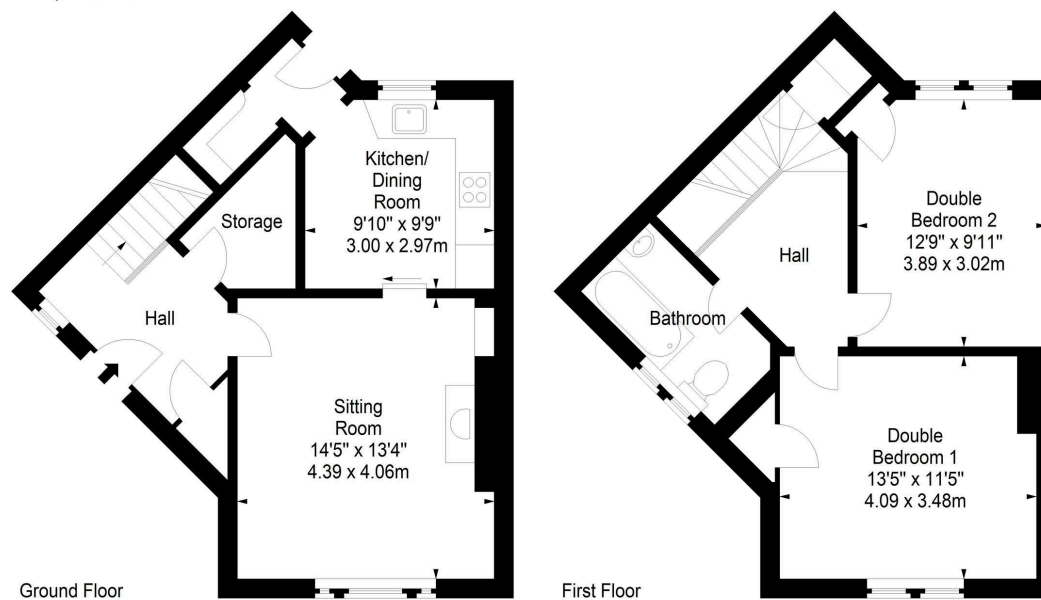
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Linkfield Road,
Musselburgh,
East Lothian, EH21 7PN



Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565