

RALPH SAYER
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87 Pinkiehill Crescent

Musselburgh, East Lothian, EH21 7NQ

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Enjoying a well-connected position in popular Musselburgh, this three bedroom semi-detached house offers bright, flexible accommodation over two floors, with attractive private gardens and a driveway adding everyday practicality. Presented in good order, the home is entered via a vestibule and hallway with useful storage, leading through to a generous open-plan living and dining room. Light décor and wood-style flooring enhance the main living areas, while the adjoining fitted kitchen provides good cupboard and worktop space, and a rear hall gives convenient access outside. A naturally lit bathroom, positioned off the hall, completes the ground floor. Upstairs, the landing serves three well-proportioned bedrooms, giving plenty of flexibility for family life, guests or home working. Outside, the property enjoys private Japanese style gardens with lawns, planting and paved seating areas, creating a pleasant setting for day-to-day use and summer dining.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Semi-detached modern house in Musselburgh
- Beautifully renovated throughout, offering bright & flexible accommodation over two floors.
- Welcoming entrance vestibule & hallway with storage
- Spacious open-plan living and dining room
- Newly fitted kitchen with ample cupboard and worktop space, plus a rear hall with outside access
- Three well-proportioned bedrooms, two with storage
- Newly fitted, fully renovated ground-floor bathroom
- Private front, rear and side Japanese style gardens with lawns, patio space, planting and sheltered seating
- 2 garden sheds that can be used as a home office
- Private driveway for convenient off-street parking
- Gas central heating, complemented by underfloor heating, wooden flooring and and double glazing









Open-plan living and dining room with a kitchen and a bright, sociable family layout

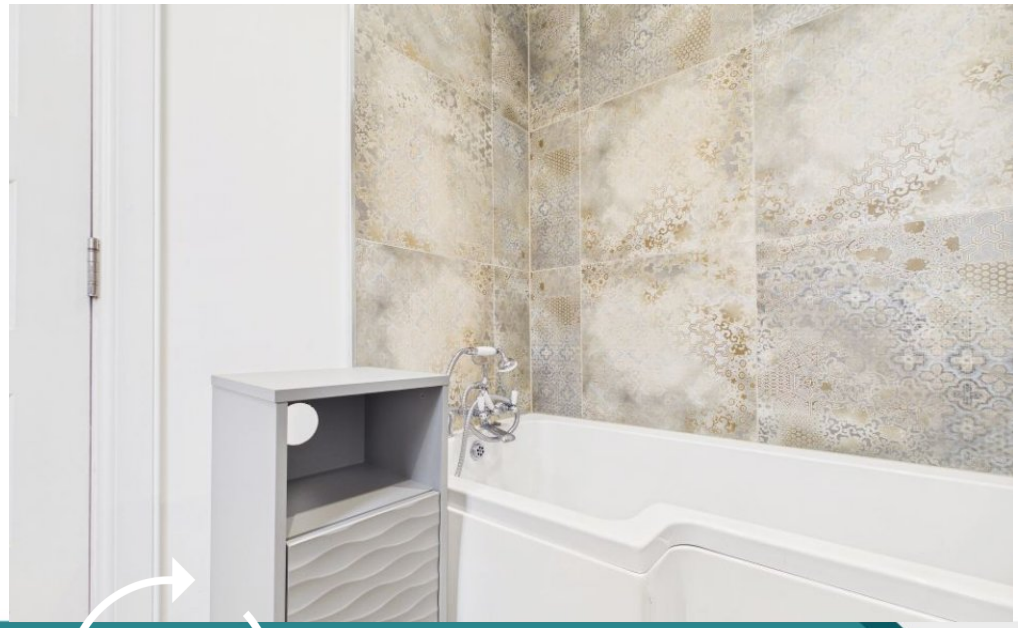














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Musselburgh

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird.

In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year.

The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

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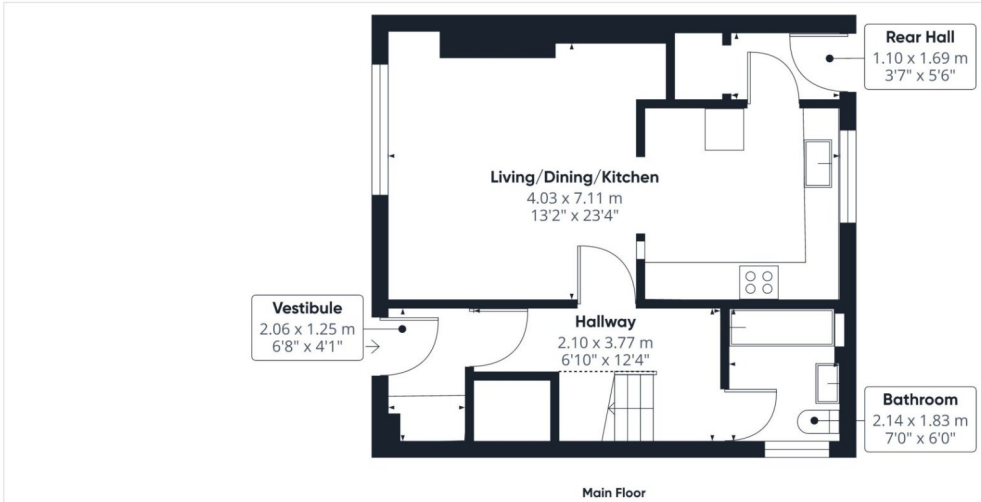
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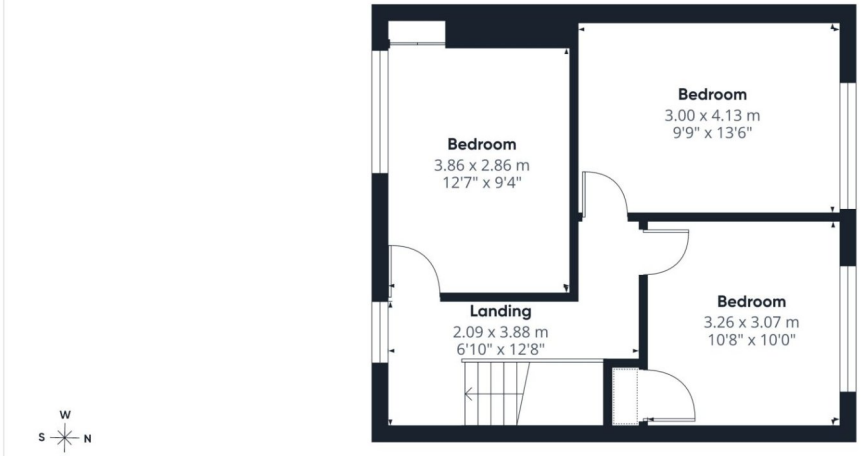
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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Main Floor



FLoor Level 2

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Reduced headroom
1.5 m²
16 ft²

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
C	D	£240,000