

1/1 PITTENCRIEFF COURT

LINKFIELD ROAD, MUSSELBURGH, EAST LOTHIAN, EH21 7QX

D.J.ALEXANDER
Sales & Lettings

1/1 PITTENCRIEFF COURT

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1 1 1

461 SQ FT *Allocated Parking*

PROPERTY OVERVIEW

- *First floor flat in period building*
- *Sitting room with bay window.*
- *Views over Musselburgh Racecourse*
- *Fitted kitchen*
- *Double bedroom with built-in wardrobes*
- *Bathroom with shower over bath*
- *Gas central heating & double glazing*
- *Communal gardens & private parking*







An excellent opportunity to acquire this appealing one bedroom first floor flat, forming part of an attractive period building in Musselburgh. Enjoying a desirable position overlooking Musselburgh Racecourse, the property offers well-proportioned accommodation, characterful surroundings and the added benefit of a private parking space. It would make an ideal purchase for first-time buyers, professionals or those looking to downsize.

The accommodation is accessed via a welcoming hallway which benefits from a useful storage cupboard. The bright and spacious sitting room is a particularly appealing feature, boasting a bay window overlooking Musselburgh Racecourse, creating an attractive outlook and allowing plenty of natural light to flood the room. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and integrated appliances, providing a practical and functional space for everyday cooking. There is a well-proportioned double bedroom featuring built-in wardrobes, offering excellent built-in storage. Completing the accommodation is a bathroom fitted with a three-piece suite, incorporating a shower over the bath.

Further benefits include gas central heating, double glazing and a secure entry phone system. Externally, the property enjoys access to well-maintained communal garden grounds, together with the valuable addition of an allocated private parking space.

LOCATION

Pittencrieff Court is situated in an attractive residential area of Musselburgh, enjoying a convenient location opposite the renowned Musselburgh Racecourse and historic Musselburgh Old Golf Course, with pleasant open views across the surrounding grounds. The property is well placed for access to a wide range of local amenities, with Musselburgh town centre offering an excellent selection of independent shops, supermarkets, cafés, restaurants, pubs and everyday services. Larger retail outlets and further shopping facilities are available at Fort Kinnaird, which is easily accessible by car. The area is particularly well served for leisure and recreation, with Musselburgh Sports Centre providing swimming, gym and sporting facilities, while the nearby coastline offers attractive outdoor spaces at Fisherrow Harbour, Musselburgh Beach and Levenhall Links. The picturesque River Esk, local parks and surrounding East Lothian coastline also provide excellent opportunities for walking, cycling and enjoying the outdoors. In terms of transport, regular bus services operate throughout Musselburgh, providing convenient connections to Edinburgh city centre and surrounding East Lothian towns. Wallyford railway station is conveniently located nearby and provides regular rail services to Edinburgh Waverley and destinations along the east coast, while Musselburgh railway station offers an additional option for rail travel. For motorists, the A1 and Edinburgh City Bypass are readily accessible, providing convenient connections to Edinburgh, the wider motorway network and Edinburgh Airport.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note that some of the images have been virtually staged and are for illustrative purposes only.















Elliot Sharkey
Senior Sales Valuer

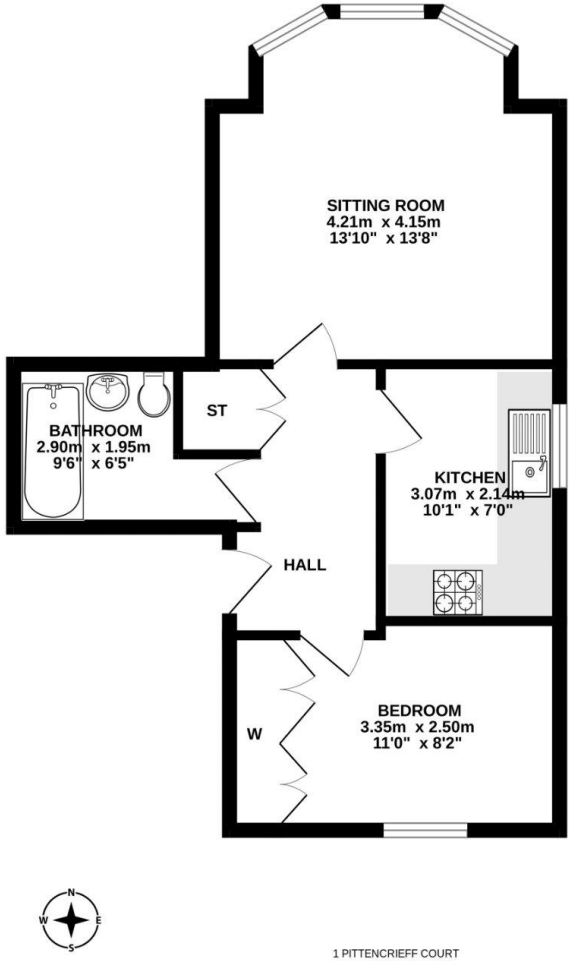
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

1ST FLOOR
42.9 sq.m. (461 sq.ft.) approx.



1 PITTENCRIEFF COURT

TOTAL FLOOR AREA : 42.9 sq.m. (461 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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