



**Stevenson Marshall**  
Property & Law

56 Pinkiehill Crescent  
Musselburgh, EH21 7NH

Offers over £135,000

## 56 Pinkiehill Crescent, Musselburgh

A spacious main door ground floor flat with private garden ground to front and rear in small cul de sac setting.

Accommodation comprises:- Entrance hallway, lounge, kitchen, three bedrooms and shower room.

Gas central heating and double glazed windows are installed, with good storage throughout and a flexible internal layout. The property benefits from its own front and rear entrance doors.

### Room sizes and accommodation

#### Entrance hallway

Lounge:- 3.91m x 3.14m (12'10 x 10'4)

Kitchen:- 3.29m x 2.63m (10'9 x 8'7)

Bedroom 1:- 4.06m x 4.32m (13'4 x 14'2)

Bedroom 2:- 4.25m x 3.39m (13'11 x 11'1)

Bedroom 3:- 4.27m x 2.55m (14'0 x 8'4)

Shower room:- 3.28m x 1.44m (10'9 x 4'8)

The private gardens are mainly laid to lawn with drying facilities provided and two timber sheds.

Pinkiehill Crescent is a central location, close to Musselburgh High Street, Tesco Supermarket and High School. The sought after seaside town boasts a small harbour, walkways and award winning racecourse. Musselburgh is surrounded by unspoiled countryside, yet allows excellent connections to Edinburgh's City Centre and bypass. A regular bus services operates and Musselburgh Railway Station is only a short drive away.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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