



**31 LINKFIELD ROAD**  
*Musselburgh, East Lothian EH21 7LL*





Racing TV



## 31 LINKFIELD ROAD

Musselburgh, East Lothian EH21 7LL

**A fantastic 5-bedroom townhouse set in an enviable position overlooking Musselburgh Racecourse, and within close proximity to the City of Edinburgh.**

Musselburgh High Street 0.5 miles, Edinburgh City Centre 7 miles,  
Edinburgh Airport 17 miles

### Accommodation

**Ground Floor:** Entrance Hall, Dining Kitchen, Double Bedroom with En-Suite Shower Room, Cloakroom and Utility Cupboard.

**First Floor:** Hall, Drawing Room and Sitting Room.

**Second Floor:** Landing, Principal Bedroom with En-Suite Bathroom and Double Bedroom with Jack & Jill Bathroom

**Third Floor:** Landing, Two Double Bedrooms and Shower Room

**Garden:** A well maintained, fully enclosed garden is situated to the south of the property. A private driveway to the front of the property provides parking for two cars.

**Outbuildings:** A single garage is situated to the rear of the property which is accessed via a shared paved driveway. Adjoining the garage is a useful garden shed.

**About:** 0.08 acres (0.03 Ha)



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### Situation

31 Linkfield Road is situated in the popular commuter town of Musselburgh, making the most of its position overlooking the infamous Musselburgh Racecourse, but also being within close proximity to Musselburgh High Street and all the town's local amenities.

Musselburgh is the largest town in East Lothian and a most convenient commuter base to Edinburgh City. There are frequent commuter rail links from both Musselburgh and Wallyford Train Stations, as well as excellent bus services into the city, alongside popular Park & Ride networks. The A1 and City By-Pass also provide easy access to Edinburgh's International Airport.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is only 0.3 miles away from the property. The town enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, delightful walks and cycle paths along the River Esk, a choice of golf courses to include The Old Links - one of the oldest golf courses in the world, a theatre, sports facilities and protected open countryside. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club.

### Description

31 Linkfield Road is an attractive townhouse, set over four floors, converted from a Victorian building of traditional stone construction under a slate roof. The property features a striking curved bow wall to one corner, that makes for an unusual period feature within the rooms to the front of the property, which each encompass a sleek curved interior wall and window.





Set back from the road, the front door is approached from the side of the building, with an exterior entrance porch forming a more recent addition that provides shelter from the elements and additional covered storage. Upon entry, there is storage space within an entrance portico, with access to the electric cupboard and security alarm, whilst a second doorway leads through to the central hallway which is tiled throughout and gives access to the rooms on the ground floor, all of which benefit from underfloor heating.

To the left-hand side is a sleek, modern, dual aspect dining kitchen, fitted with floor and wall mounted units incorporating various Siemens integrated appliances, including an oven, combination oven/microwave, induction hob and dishwasher, alongside an integrated Neff fridge. The kitchen island provides seating for five at the breakfast bar as well as housing further cupboard space and a CDA wine cooler. A painted pantry cupboard provides useful storage and to the other end of the kitchen is space for both a sofa and an eight-seater dining table. The dual aspect windows flood the room with natural light, whilst the French doors provide direct access out to the south facing garden patio, allowing for an excellent alfresco entertaining space. A further door also opens directly onto the driveway.

Returning to the hallway, there is a bright double bedroom overlooking the front drive, with a fitted wardrobe and a modern ensuite shower room incorporating a large walk-in shower, wash basin, WC and heated towel rail. Adjacent to the bedroom is a downstairs cloakroom with a wash basin and WC, and opposite is a walk-in utility cupboard with plumbing for a washing machine and tumble drier.

An impressive oak and glazed staircase ascends from the hall, with a practical under stairs storage cupboard beneath. Ascending to the first floor, there is a good-sized hallway with high ceilings, providing enough room to furnish as a cosy reading area. On the right-hand side there is a large, bright sitting/family room with hardwood flooring throughout and dual south facing windows incorporating a Juliet balcony overlooking the garden. One end of this room is currently being used as an office space, with a useful Edinburgh Press cupboard utilised for file storage.

Opposite the sitting room is a stylish drawing room, featuring an attractive central gas fireplace and dual windows overlooking Musselburgh Racecourse, one of which curves within the bowed corner of the room, presenting a unique period feature.









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The staircase continues to the second-floor landing, providing access to the principal bedroom, with his and hers fitted wardrobes, matching furnishings and twin south facing windows overlooking the garden. A large, modern ensuite bathroom benefits from underfloor heating and incorporates a stylish freestanding bath, large walk-in shower, wall mounted wash basin, WC and a heated towel rail, with a further south facing window that allows through plenty of natural light.

Across the landing is a double bedroom with a walk in closet and dual windows overlooking the racecourse, again with the curvature of the bow producing an attractive period feature to the corner. The room benefits from a Jack and Jill bathroom incorporating a shower over bath, wash basin, WC and heated towel rail, with a separate door leading out to the landing where there is a shelved storage cupboard opposite.

The staircase continues up to the third-floor landing, lit by a large cupola, where there are two further double bedrooms. The room facing south has far reaching views and a large wardrobe unit spanning the length of one wall, whilst the other room is currently being used as an office and features the novel curvature of the bow with views over the racecourse and the Firth of Forth beyond. A further shower room sits between these two rooms, incorporating a shower, wash basin and WC.

The property benefits from an entry phone system with handsets on every floor, as well as a sprinkler system and cabling for superfast data/entertainment.

### Garden

A lovely, well-maintained garden sits to the south of the property, with direct access from the kitchen as well as from the garage and driveway. Fully enclosed by a tall wall for privacy, the lawn is flanked by mature shrubs and herbaceous borders, with a paved patio adjacent to the kitchen that permits plenty of space for a table and chairs - perfect for barbeques and alfresco entertaining. The south facing aspect allows the garden to turn into a desirable 'sun-trap' throughout the warmer months, with an outside tap that can be utilised to water the garden.

A single garage sits at the bottom of the garden with car access from the shared driveway as well as pedestrian access from the garden. Currently used for gym equipment, storage and as a workshop, the garage is supplied with electricity, housing a tall freezer, and benefits from multiple shelving units and work surfaces in situ. Adjacent to the garage is a useful garden shed which is supplied with electricity and benefits from a cat-flap within the door. A further garden door allows access from the bottom of the garden out to the driveway.











## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

All curtains and blinds are included in the sale, alongside the chandelier and light fittings in the first floor hallway, drawing room and principle bedroom.

The dressing table, bedside tables, large shoe cabinet and en-suite bathroom cabinets within the principal bedroom will also be included in the sale, as well as the large wall-length wardrobe in the double bedroom on the top floor.

### Services

Mains electricity, gas, drainage and water.

### Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH21 7LL.

### EPC Rating

Band C

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

### Council Tax

Band G

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.





### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

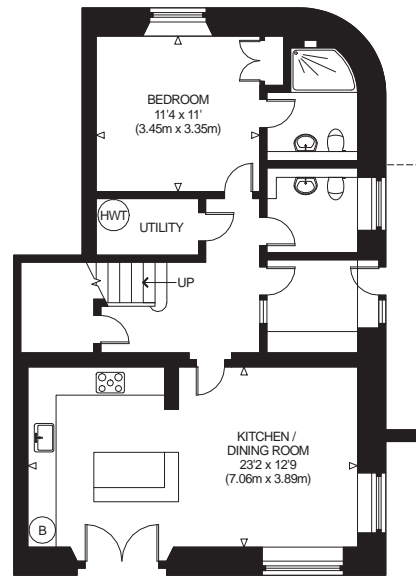
### Important Notice:

Rettie, their clients, and any joint agents give notice that:

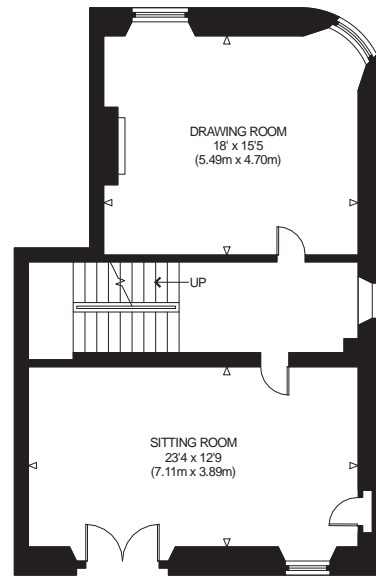
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



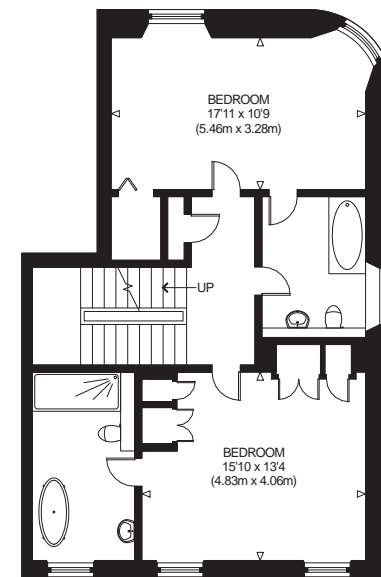




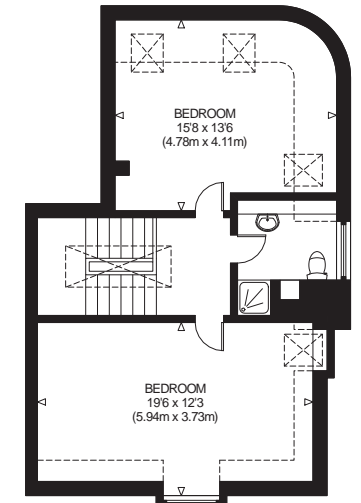
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 780 SQ FT / 72.5 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 778 SQ FT / 72.4 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 789 SQ FT / 73.4 SQ M



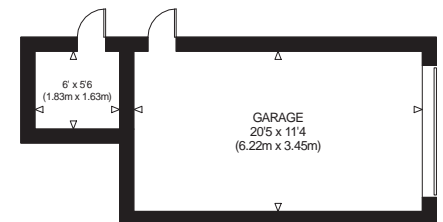
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 599 SQ FT / 55.7 SQ M



LINKFIELD ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2946 SQ FT / 274.0 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL OUTBUILDING FLOOR AREA 270 SQ FT / 25.1 SQ M  
TOTAL COMBINED FLOOR AREA 3216 SQ FT / 299.1 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 270 SQ FT / 25.1 SQ M

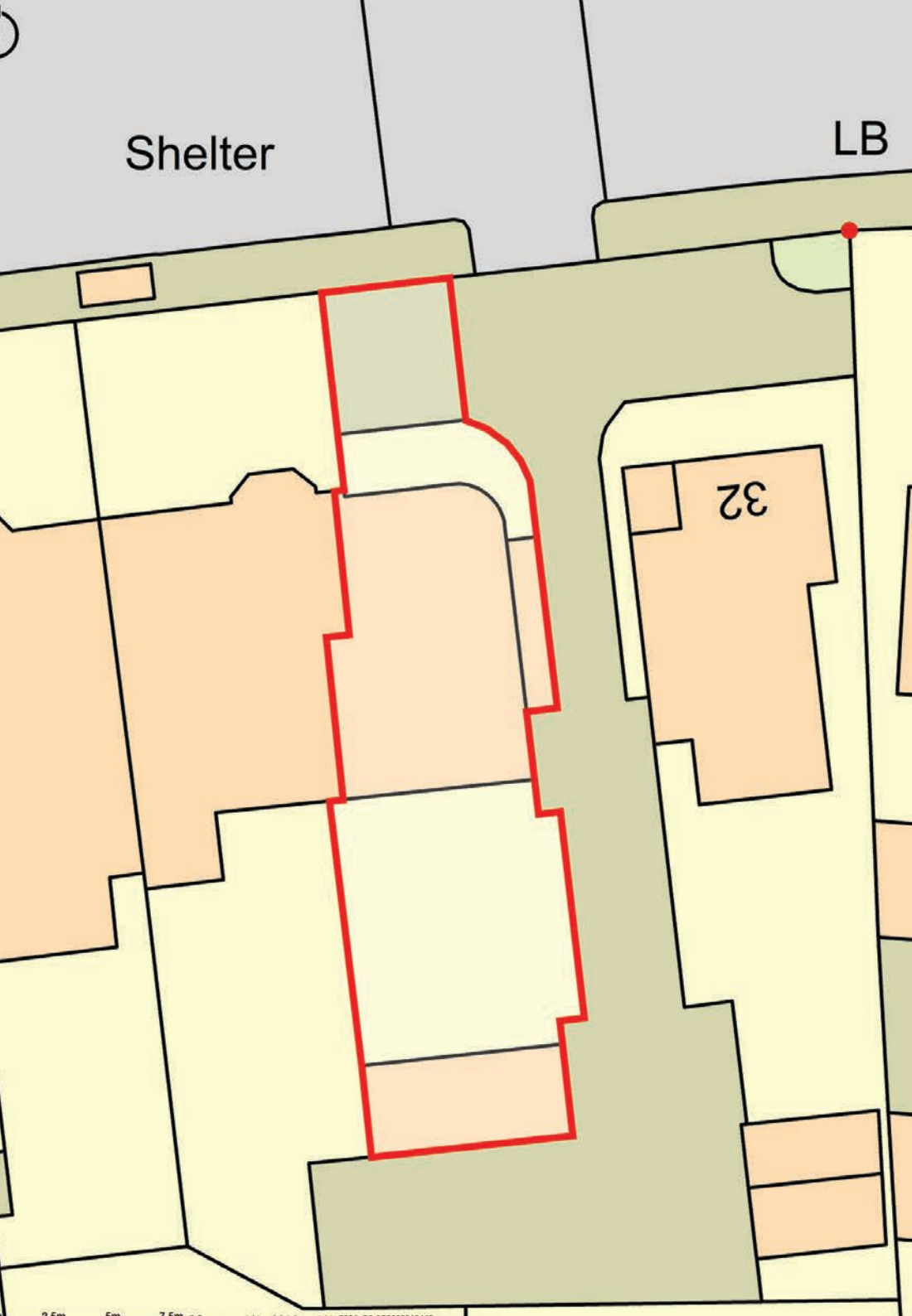
RETTIE

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## RETTIE

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.