



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Pinkiehill Crescent

Musselburgh, East Lothian, EH21 7NJ

5 Pinkiehill Crescent

Benefiting from generous south-facing enclosed gardens and unrestricted on-street parking, this three-bedroom semi-detached house offers a perfect family home in the popular town of Musselburgh. This prime residential location, just a mile from the town centre, promises easy access to open countryside, the coast, and central Edinburgh within an hour by buses day and night.

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



Property Summary

- Popular seaside town
- Modern semi-detached house
- Entrance hall with storage
- Bright and spacious living room
- Breakfasting kitchen with garden access
- Three double bedrooms (two with storage)
- Shower room with rainfall shower
- Generous south-facing enclosed gardens with a shed
- Unrestricted on-street parking
- Gas central heating and double-glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £200,000





Three double bedrooms (two with storage), a shower room with rainfall shower and a generous south-facing enclosed gardens with a shed



Let us help you find your next
dream property!



RALPH SAYER
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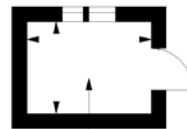
 **CHARTERED FIRM**

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.

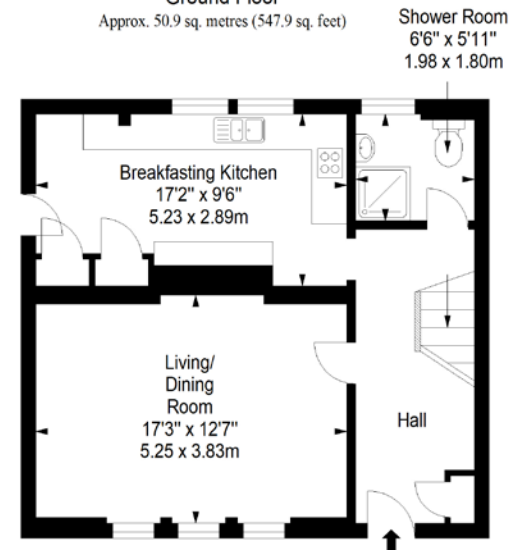
Shed
Approx. 3.3 sq. metres (35.5 sq. feet)



Shed
6'11" x 5'0"
2.10 x 1.53m

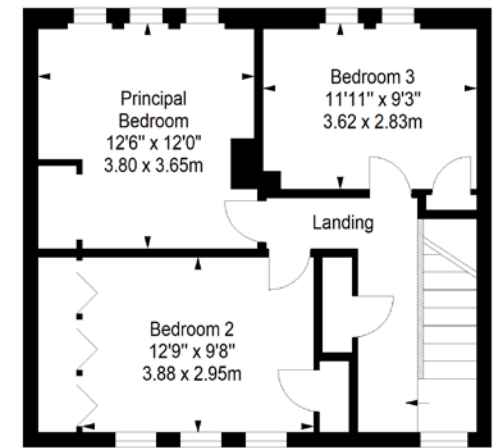


Ground Floor
Approx. 50.9 sq. metres (547.9 sq. feet)



Shower Room
6'6" x 5'11"
1.98 x 1.80m

First Floor
Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)