

**49c Edinburgh Road
Musselburgh, EH21 6EE**

OFFERS OVER £640,000



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“Most impressive individually designed, detached villa which has been cleverly extended and offers versatile family accommodation with spectacular sea views”





- Most impressive detached villa
- Superb views across the Firth of Forth
- Livingroom with Bi-fold doors offering superb views
- Modern fitted kitchen/diner, Utility room, rear lounge
- Five generous bedrooms, two en suite, shower room & family bathroom
- Gas central heating. Double glazing
- Gardens to front & rear, Monobloc driveway to single garage and adjoining studio with kitchen, shower room and French doors.
- EPC Band D, Council tax band G

Description

This is an immaculate detached villa, built around 1920, which has been cleverly extended and offers spacious family accommodation (237m sq), set within this much sought after area with superb sea views across the Firth of Forth and Musselburgh Harbour. The generously proportioned accommodation, all in "move in" condition benefits from gas central heating and double glazing throughout and comprises an entrance hall with storage cupboard, spacious livingroom with feature fireplace with multi fuel stove and bi-fold doors which lead to a generous composite deck giving fantastic uninterrupted sea views, modern fitted kitchen/diningroom with built in appliances and granite worktops, a rear hall with two generous storage cupboards, utility room, large double bedrooms with French doors to the garden and an en suite wetroom. To the rear of the main hallway is a rear hall which gives access to a potential Granny flat with bedroom, lounge with French door to the rear, shower room and WC with deep storage cupboard. Upstairs is a stunning master bedroom with spectacular sea views and en suite shower room, two further large double bedrooms and finally a family bathroom with three piece white suite and electric shower over the bath. To the rear of the garage is a further studio room with kitchen area, French doors to the garden and a shower room.







Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offer delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, a choice of golf courses, theatre, harbour, sailing, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

To the front of the property is a large composite deck with superb views across the Firth of Forth. There is a long driveway to the side which gives access to the large single garage and provides off street parking for a number of cars. The enclosed rear garden is mainly paved with areas of wooden decking and artificial turf.

Extras

The fitted floor coverings, curtains, range style gas cooker, cooker hood, dishwasher, fridge/freezer and automatic washing machine are included within the sale price.

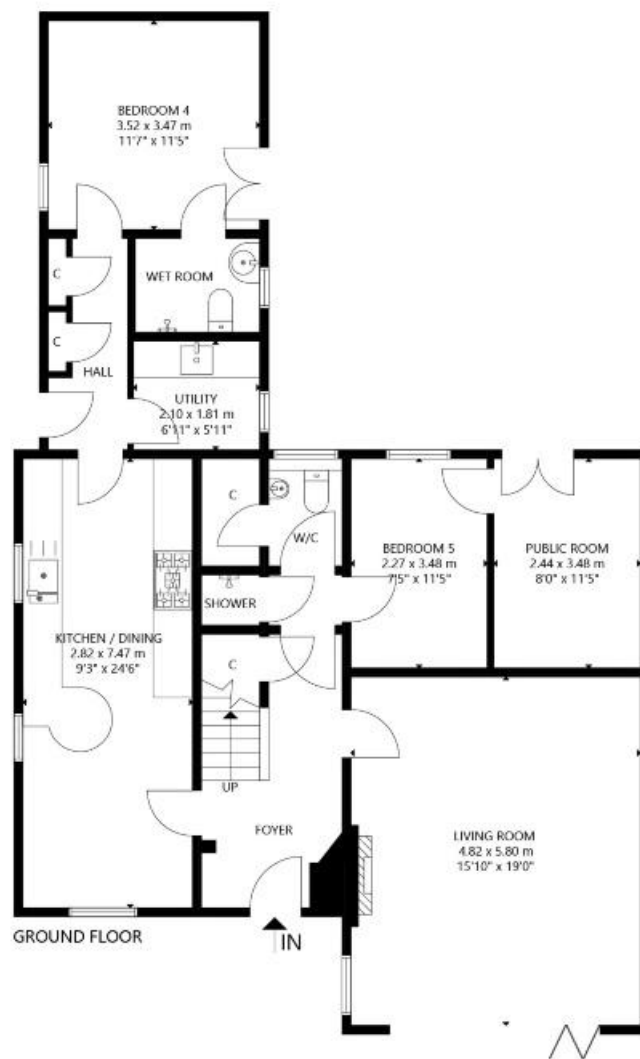
Home Report

The property has been valued at £650,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents 0131 665 3131





49C EDINBURGH ROAD, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,935 SQ FT / 180 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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