

# 3 Windsor Gardens Musselburgh, EH21 7LP

OFFERS OVER £550,000



drummondmiller







Seldom available mid terraced, B-listed Victorian house with great charm forming part of a picturesque garden square







- Spacious mid terraced Victorian villa (1890)
- Elegant sitting room and dining room
- Kitchen/diner, utility room and snug/bedroom 5
- Four upstairs bedrooms
- Family bathroom
- Partial electric storage heating and partial secondary glazing
- Enclosed front & rear gardens, on street parking
- EPC Band F, Council tax band F

### Description

The elegant accommodation, now in need of some modernisation and upgrading boasts many fine period features including fireplaces, cornicing and working wooden shutters and would make an excellent family home full of character and charm. The flexible, generously proportioned accommodation (188m sq) comprises; entrance vestibule, welcoming reception hallway, delightful sitting room featuring working shutters and enhanced by a feature fireplace incorporating an electric fire. Adjacent, is a sizeable dining room again with working shutters and period fireplace. The dining kitchen is located to the rear and is fitted with a range of units with appliances included. A rear hallway with door to garden, has a useful utility room / WC apartment off and completing the downstairs accommodation is the snug/ bedroom 5. A split level carpeted staircase leads to the upper landing with glazed cupola which leads to four double bedrooms and the family bathroom.













### Location

Windsor Gardens is a delightful hidden gem, quietly positioned off Linkfield Road in the popular East Lothian Town of Musselburgh. Pleasantly positioned close to Musselburgh's renowned Race Course. With the High Street just a short walk away, the property is conveniently placed for access to many day-to-day shopping requirements and the bustling Town Centre offers a wide selection of bars, cafes and restaurants. As mentioned Musselburgh boasts its Racecourse, a lovely Harbour and the Lagoons which are popular with bird watchers. For the fitness enthusiast excellent facilities are available within easy walking distance at The Quayside, and for those seeking a more leisurely fitness regime there are pleasant strolls available along the banks of the River Esk, the Promenade and around the Harbour. The nearby Fort Kinnaird Retail Park offers a range of many high-street named shops and stores and of course Edinburgh's City Centre is easily accessible by way of car, excellent bus services and Wallyford Train Station which also links with Glasgow and North Berwick. The A1 and City of Edinburgh By-Pass are also on hand providing easy access to the main Scottish motorway network system, providing an ideal base for the commuter. Educational facilities are well served including reputable private and state schools together with the nearby Queen Margaret University.

### Gardens and parking

There is a gated front garden which is mainly paved with established border containing a variety of roses, plants and shrubs. The large enclosed, walled rear garden has paved patio, a variety of established plants, shrubs, trees, greenhouse, and wooden shed.

### Central heating

Partial electric storage heating is complemented by partial secondary glazing.

### Extras

The sale price includes the fitted floor coverings, curtains and all kitchen and utility appliances as well as the greenhouse and wooden shed.

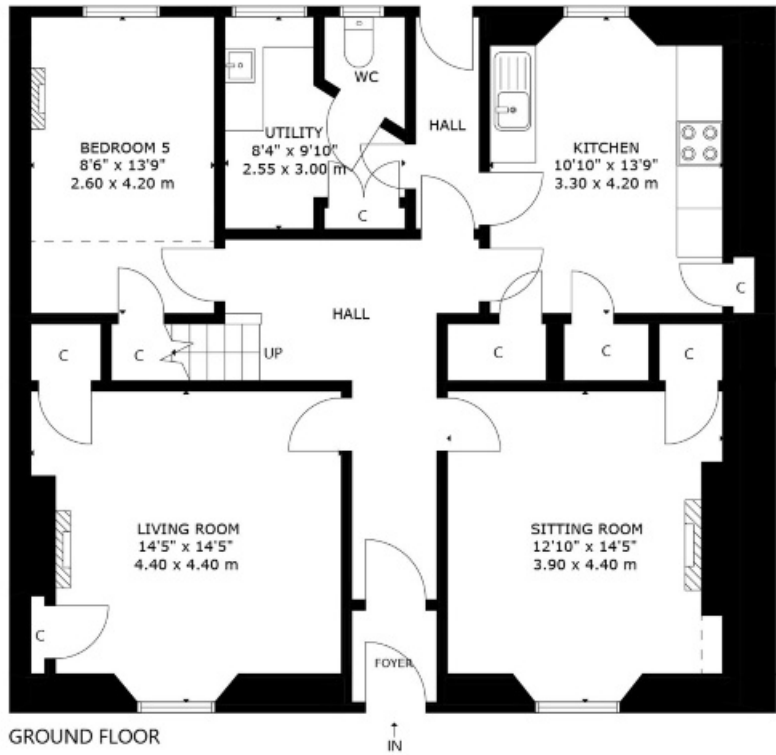
### Home Report

The property has been valued at £560,000 and the Home Report is available from the ESPC web site.

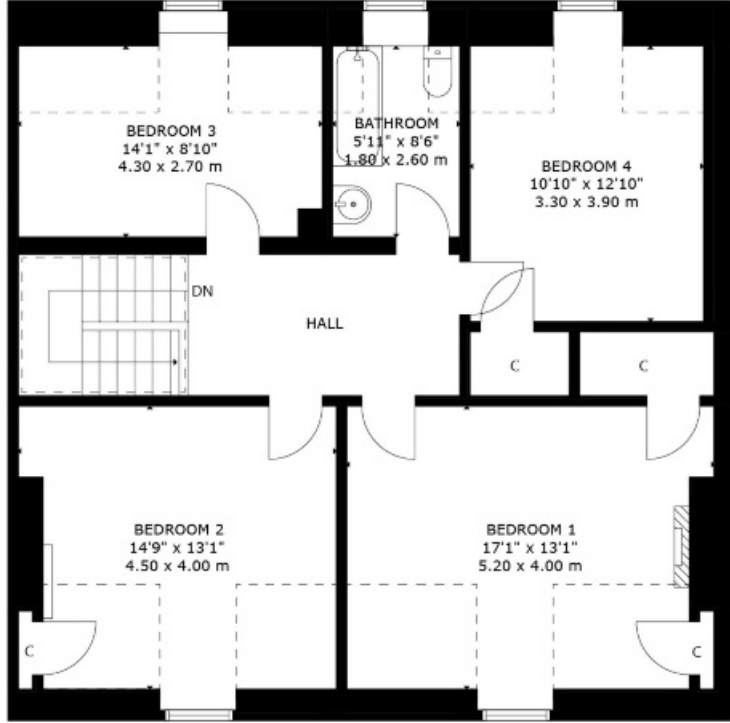
### Viewing

By appointment with the Agent 0131 665 3131





GROUND FLOOR



FIRST FLOOR

3 WINDSOR PARK, MUSSELBURGH, EH21 7LP  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,944 SQ FT / 180 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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