



SIMPSON & MARWICK

## Springfield Cottage

Carberry, EH21 8PZ

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Delightful and well presented 3 bedroom detached cottage with private garden and parking

- Sitting room with a wood burning stove
- Conservatory/dining room
- Generous kitchen with utility area
- Two double bedrooms with en-suite shower rooms
- Additional double bedroom
- Family bathroom
- Garden office ideal for home working
- Lovely enclosed garden with paved terrace
- Private parking to the front
- Gas central heating & double glazing

### Description

Springfield Cottage is a delightful and well presented 3 bedroom detached house peacefully located in the woodland estate of Carberry and within easy reach of Musselburgh and the City Centre. The property offers well proportioned, versatile family living with the benefit of a garden office ideal for home working. There is also an enclosed private garden with a paved terrace and private parking to the front. Internally the contemporary accommodation provides a lovely sitting room with woodburning stove and doors opening to the garden. There is also a conservatory/dining room, generous kitchen with excellent storage, 2 double bedrooms with en-suite shower rooms and a utility cupboard. Upstairs there is an additional double bedroom, a family bathroom and large built-in wardrobe.





## Location

Carberry is a charming and historic country estate (the site for royals from the capture of Mary Queen of Scots to visits by Queen Victoria and Queen Elizabeth). It is packed with delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. It is very close to the charming conservation village of Inveresk on the outskirts of the historic Royal Burgh of Musselburgh. Musselburgh itself offers a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses. Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants. Musselburgh provides both primary and secondary schools. Private schooling is available at Loreto in Musselburgh with many further choices available locally in Edinburgh. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure, facilities along the east coast and easy access to the rest of the country.

## Fixtures and Fittings

All fitted floor coverings, carpets, blinds, light fittings are included in the sale price together with the range cooker, extractor hood, American style fridge/freezer, dishwasher, washing machine, tumble dryer and 2 garden sheds.

## EPC Rating G

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.





Approx. Gross Internal Area  
 1333 Sq Ft - 123.84 Sq M  
 Garden Office  
 Approx. Gross Internal Area  
 105 Sq Ft - 9.75 Sq M  
 For identification only. Not to scale.  
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