PRIVATE RENTAL
7 ASHGROVE
MUSSELBURGH
EH21 7LS



NO 7 ASHGROVE MUSSELBURGH EAST LOTHIAN







FIVE

TWO

STREET

PERIOD VILLA

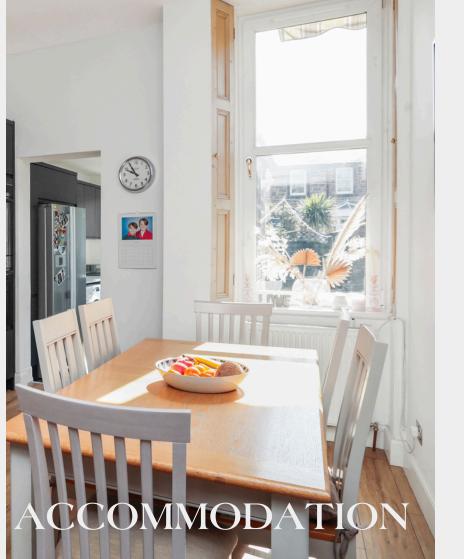
PEACEFUL SETTING

SUN FILLED GARDEN

LETS WITH PETS







the highlights

→ 5 SPACIOUS BEDROOMS

→ PEACEFUL SETTING

HIGH SPECIFICATION

→ AMPLE PARKING

(→) ENERGY RATING - D

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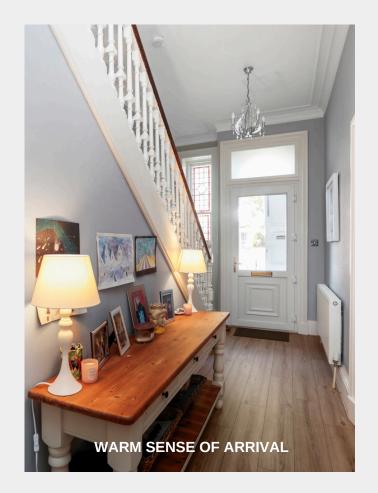
7 ASHGROVE

Introduction

Rarely available and beautifully appointed, this fully furnished four-bedroom villa sits proudly on a quiet residential street in the heart of Musselburgh – just a short walk from the racecourse, golf course and waterfront. A home of distinction, offering a seamless blend of original period detailing and considered modern upgrades. From the elegant bay windowed lounge and bespoke quartz kitchen to the south-facing private garden, every element of the property has been carefully finished to an exceptional standard. The layout offers excellent flexibility, with a generous reception room and five bedrooms across two floors, ideal for professionals, families or those working from home.

Prime Location and Connectivity

Perfectly placed for both lifestyle and convenience, this charming villa enjoys a quiet yet highly accessible position in Musselburgh. Just a short stroll from the racecourse, golf course and scenic coastline, the location offers a wonderful mix of green space, recreation and heritage. Local amenities, including independent shops, cafes and supermarkets, are within easy reach. Musselburgh train station is close by, providing swift access to Edinburgh city centre, while excellent road links connect you to East Lothian, the city bypass and beyond.





MODERN Elegance

Culinary Excellence

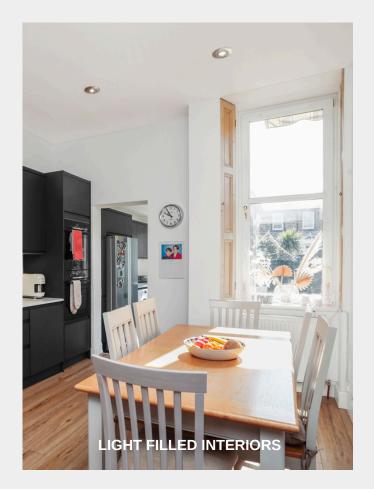
At the heart of this home is a luxurious, contemporary kitchen/dining Featuring solid surface worktops and a full suite of premium appliances, this kitchen is a dream for those who love to cook. With every element thoughtfully chosen, this space combines both style and practicality for an effortlessly refined cooking experience.

Luxury Bathrooms

The bathrooms in this home are no less impressive, featuring luxurious tiles and a bathroom range that is simply superior. Every element has been meticulously designed and executed to the highest standards, from the polished finishes to the thoughtful layout.

Bedrooms - Flexible, Light-Filled Living

With five well-proportioned bedrooms, this home offers exceptional flexibility to suit a range of lifestyles. Currently arranged with one bedroom as a peaceful home office and another as a comfortable family room, each space is thoughtfully furnished and filled with natural light. Whether you need space for guests, work, play or quiet retreat, the layout allows you to adapt the home to your needs with ease.

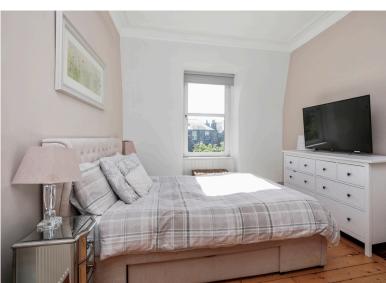






















step inside

Preview the residence through this property film









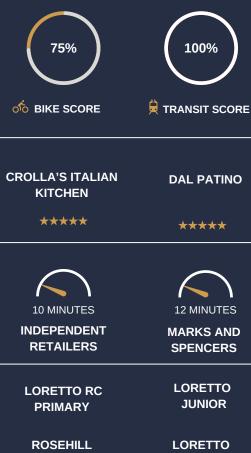
SCHOOLS

WALLYFORD

PRIMARY

PORTOBELLO

HIGH



SENIOR

HIGH

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