



GARDEN STIRLING BURNET

**1A BEULAH, MUSSELBURGH**  
EAST LOTHIAN, EH21 7LH





Enjoying open golf and race course views, a sunny private garden, and plentiful storage, this four-bedroom flat lies on the first floor of a handsome period townhouse in the popular seaside town of Musselburgh. The impressive family home will require some modernisation, but retains all its Victorian splendour, boasting generous high-ceiling rooms, ornate original features, and, adding to the airy ambience, crisp minimalist décor. Additional benefits include unrestricted on-street parking and excellent local transport links to the capital, day and night. The flat is reached via a secure communal stairwell. Once inside, the home's space and character are instantly apparent within an airy entrance hall boasting convenient storage, comfortable carpeting, and classic decorative details. Leading off the hall is a substantial living room bathed in natural light from large dual-aspect windows, including a wide bay window offering leafy views across the golf/race course. This plushly carpeted sitting area features incorporated storage, an imposing fireplace, and exquisite cornicework. Returning through the hall, you reach a sizeable kitchen with a south-facing garden outlook. An array of natural pine cabinets (topped with an expansive worktop) frame a social central dining area with an open fireplace. Also provided are a freestanding washing machine, built-in pantry storage, and ample space for more goods.

## FEATURES

- Well-connected seaside town
- Open views across Musselburgh golf and race courses
- Subtle décor and abundant period character
- Generous first-floor flat with secure entry
- Large entrance hall with storage
- Elegant dual-aspect living room with views
- South-facing kitchen and dining room
- Principal bedroom with views and box room
- Three further versatile double bedrooms
- Shower room
- Private south-facing rear garden
- Private cellar storage
- Unrestricted on-street parking





The flat's four double bedrooms are perfectly presented and three enjoy the comfort of fitted carpeting. The principal bedroom pleasantly overlooks the golf/race course and is supplemented by good built-in storage, including a box room/walk-in wardrobe. This accommodation is exceptionally versatile, allowing any bedroom to be repurposed as additional living space or for home working. Finally, there is a shower room and a private basement cellar which provides extra storage. Externally, the property benefits from a private south-facing garden, unrestricted on-street parking, and proximity to town centre amenities and the seafront, both easily accessible by foot. The garden is accessed along an attractive lane at the rear of the property.

Extras: All fitted flooring and window coverings, light fittings, and the freestanding washing machine are included in the sale.  
Council Tax Band: E







### Musselburgh, East Lothian

Musselburgh is a popular and bustling coastal town located only 6 miles from Edinburgh city centre. Situated by the sea, the town offers pleasant walks and cycling along the River Esk or promenade, sailing, tennis, a choice of golf courses, or a trip to the theatre. There is a wealth of amenities on its vibrant High Street and a good selection of cafés, restaurants, and pubs. The nearby Fort Kinnaird retail park has a more extensive range of shops, with a multi-screen cinema and restaurants. For the active type there is a sports centre with a swimming pool, modern gym, and fitness classes. Musselburgh boasts excellent transport links with various regular bus services, a train station, and a convenient location close to the A1 and city bypass, travelling couldn't be easier.





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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

