



GARDEN STIRLING BURNET

2 SOMERSET FIELDS, MUSSELBURGH
EAST LOTHIAN, EH21 7FA



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This modern four-bedroom, two-bathroom family home is quietly situated in the popular seaside town of Musselburgh. It is conveniently close to bus and train links, schools, shops, leisure facilities (all within walking distance), and scenic walks, including at the Musselburgh Lagoons nature reserve. The attractive mid-terraced townhouse spans three floors, providing ample space and versatility, with a subtle decorative backdrop that is easy to personalise. Further highlights include an immaculate enclosed garden and allocated parking.

You enter via a hall with built-in storage, a handy WC, and durable oak-inspired flooring that extends throughout the ground floor. The living room and kitchen are accessed from the hall and benefit from good natural light. The living room offers a flexible layout for furniture arrangements, while the kitchen features a sociable dining area that opens onto the garden. It boasts an on-trend design, with glossy mushroom-toned cabinets and a timber-style worktop, incorporating built-in lighting and fully integrated appliances for a seamless finish. Appliances include a dishwasher, a washing machine, a fridge freezer, an electric double oven, and a gas hob with a chimney-style hood.

FEATURES

- Peaceful address in well-connected coastal town
- Modern mid-terraced townhouse
- Three-storey interiors with a tasteful finish
- Entrance hall with storage and WC
- Bright and airy living room
- Stylish integrated kitchen with bright dining area and garden access
- Secluded principal suite with shower room and dressing room
- Three further spacious bedrooms (option for a study)
- Family bathroom with shower-over-bath
- Attractive enclosed garden with a lockable shed
- Ample allocated parking
- Gas central heating and double glazing

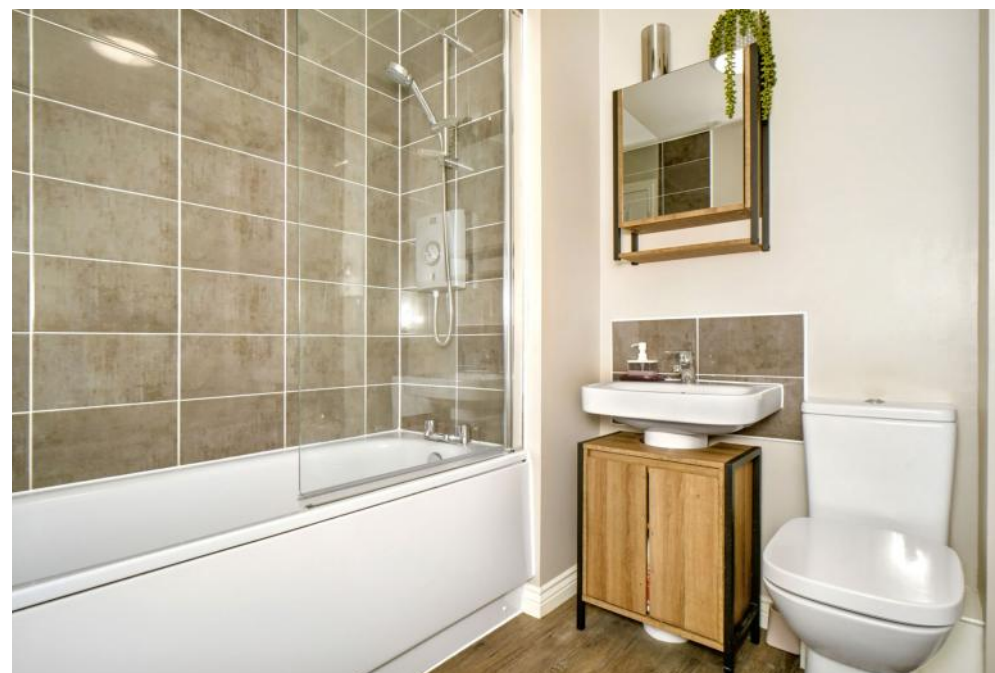




Stairs from the hall lead to a bright first-floor landing (with storage) and, in turn, three bedrooms, with cosy carpeting throughout. These bedrooms (two doubles and a spacious single/study) are served by a chic family bathroom with a shower-over-bath. The second floor is entirely devoted to the principal suite, ensuring privacy and a sense of luxury. In addition to a spacious carpeted bedroom, there is a bright, fitted dressing room and a skylit shower room with tasteful tiling. Gas central heating and full double glazing keep the property warm and efficient.

Outside, the fully enclosed rear garden has been landscaped for easy maintenance. It features a dining terrace, an artificial lawn, fixed raised planters, and a lockable shed. Finally, at the rear of the property, there is a designated parking space, plus additional spaces for visitors.

Extras: The sale includes all fitted floor coverings, selected window coverings, light fittings, and integrated appliances.







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. Its vibrant High Street has a wealth of amenities 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, a modern gym, and fitness classes. Musselburgh boasts excellent transport links, with regular bus services day and night, rail connections, and a convenient location close to the A1 and city bypass travelling couldn't be easier.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
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

