



5



3

## 8 Carberry Close

Inveresk, Musselburgh, EH21 8PP



**JOHNSON LEGAL**  
SOLICITORS

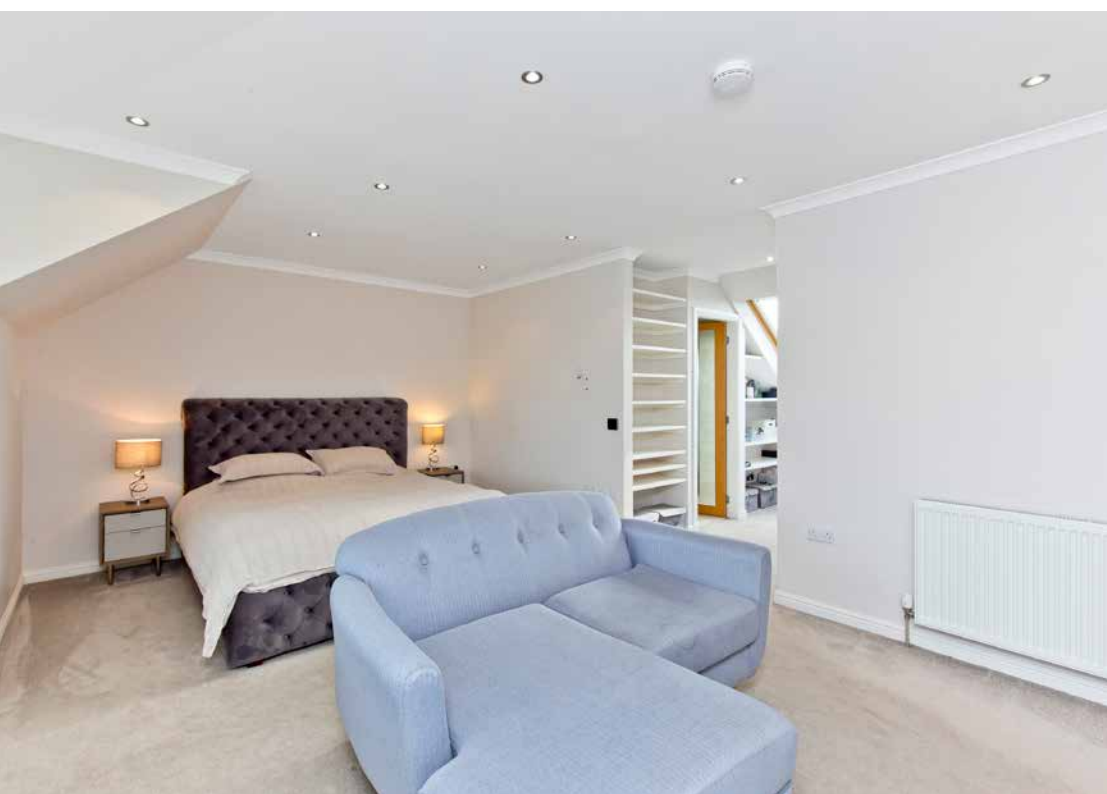


This stunning five-bedroom detached villa forms part of an exclusive development, surrounded by open countryside (complete with spectacular views) on the outskirts of Inveresk village. It offers a sought-after rural lifestyle and a convenient setting, near excellent amenities, schools, and transport links, as well as the coast. The family home is finished to exceptionally high standards, providing the very best in modern living – particularly with its wealth of luxury features and abundant accommodation. It also provides extensive private parking and a large southwest-facing rear garden, with a sweeping lawn and space for a hot tub.

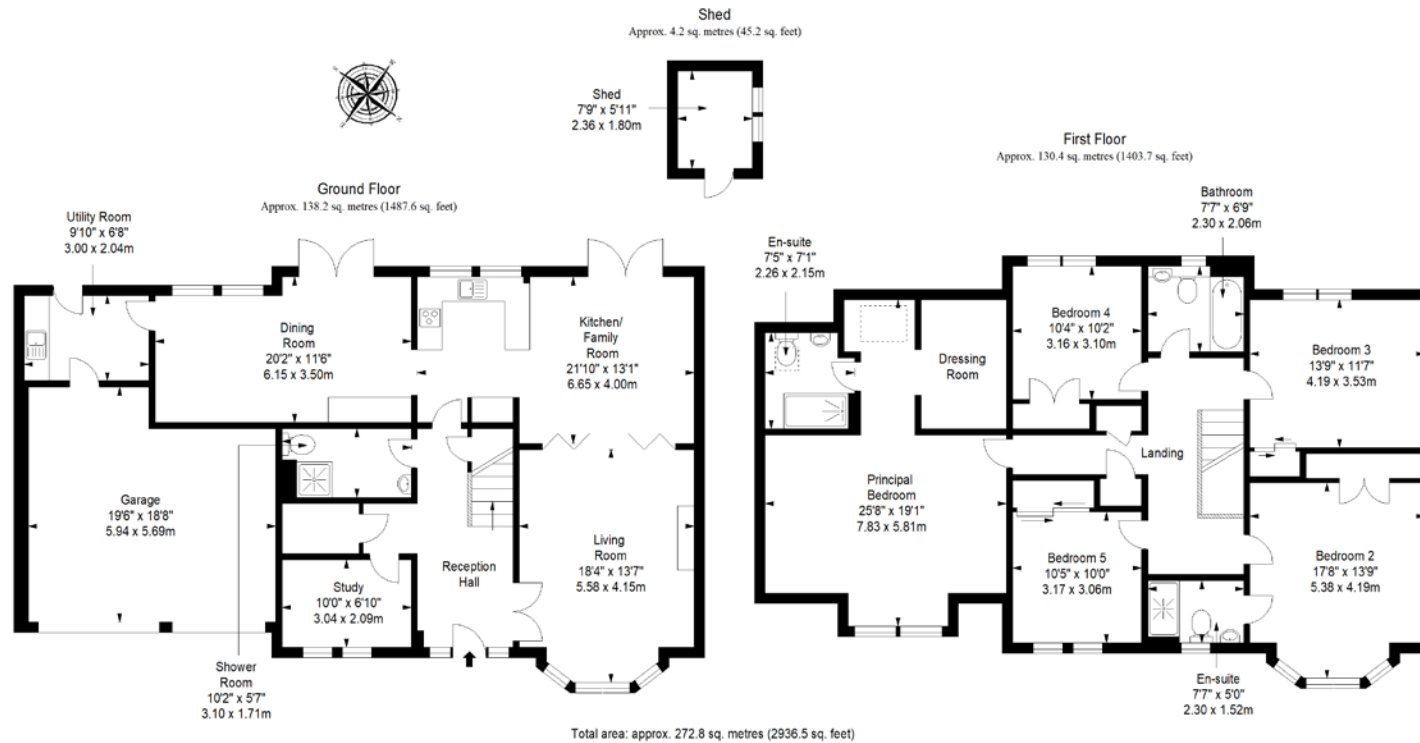
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- Executive detached villa with modern interiors
- Spectacular rural location by Inveresk village
- Naturally-lit reception hall with built-in storage
- Living room with a fireplace and bay window
- Statement kitchen/family room/dining room
- Separate utility room with garden access
- Versatile study/office for home working
- Expansive principal suite with dressing room
- Four further double bedrooms with wardrobes
- Two contemporary en-suite shower rooms
- Quality family bathroom with overhead shower
- Convenient ground-floor family shower room
- Landscaped gardens to the front and rear
- Multi-car driveway and integral double garage
- Gas central heating and double-glazed windows
- EPC - C



# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



**JOHNSON LEGAL**  
SOLICITORS