




COULTERS[©]

48 WEST HOLMES GARDENS

MUSSELBURGH, EAST LOTHIAN, EH21 6QW

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A delightful three bedroom period terraced home which has been upgraded throughout with stylish decoration, a blend of traditional and modern finishes with quality fixtures and fittings and an appealing layout.

To the rear is a charming, sheltered enclosed courtyard garden with mature borders.



KEY FEATURES



Charming period terraced house with wonderful presentation



Three bedrooms



Delightful sheltered courtyard garden



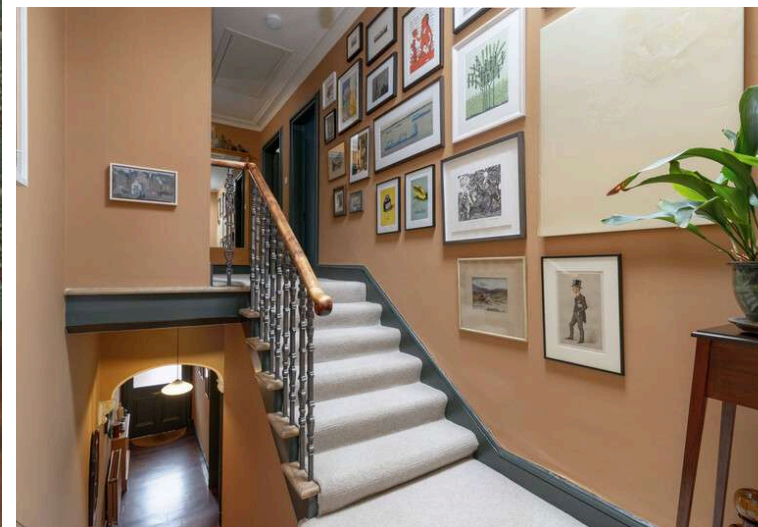
Unrestricted on street parking



Quiet residential street in highly desirable area

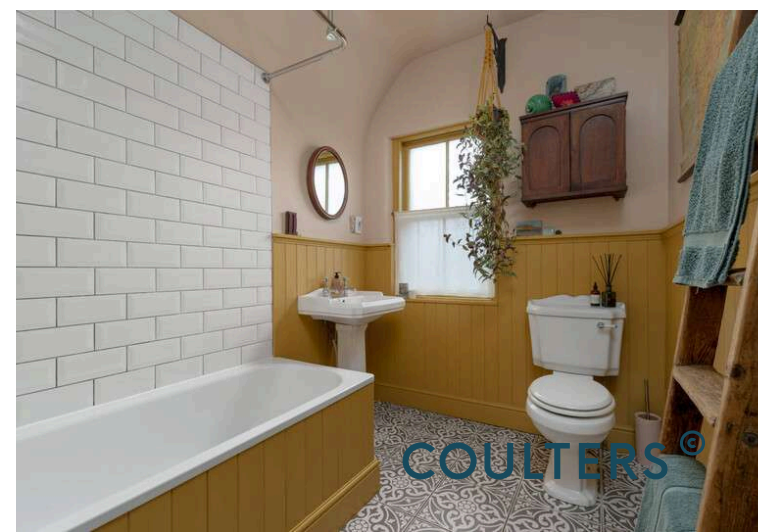


Excellent local amenities nearby



The accommodation which retains original features comprises; welcoming entrance hallway; sitting room with fireplace inset with wood burning stove, fitted bookcase and window to front; well planned kitchen/dining room with contemporary units and ample room for a large table, a useful utility provides further storage and direct access to the garden.

Upstairs there are two double bedrooms, a single bedroom and a modern bathroom with shower over bath. The property benefits from gas central heating and is single glazed throughout.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.

Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.

EXTRAS

All integrated appliances, fridge, freezer, microwave and dishwasher, washing machine and tumble dryer; light fittings (except for the rise and fall light and wall lights in the sitting room and the light fittings in the two double bedrooms), blinds and fitted floor coverings are included in the sale price. The tree fern in the garden is specifically excluded from the sale.



West Holmes Gardens,
Musselburgh,
East Lothian, EH21 6QW



Approx. Gross Internal Area
1271 Sq Ft - 118.08 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.