

An aerial photograph of a large farmstead. The main house has a red-tiled roof and solar panels. There are several outbuildings, a large garden, and a driveway with several cars. The property is surrounded by green fields and trees.

5 GOSHEN FARM STEADING Musselburgh East Lothian EH21 8JL



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A beautifully presented detached 3 bedroom family home with bright and spacious accommodation, comprising a south facing garden, a garden room, a double garage, solar panels and an air source heat pump, situated within a steading conversion (2006). Enjoying views over the surrounding East Lothian countryside, it is still only 1.5 miles from Musselburgh's varied amenities and within commuting distance of Edinburgh. Musselburgh is an historic town with a good mix of shops, restaurants, leisure facilities and banks.

Summary of Accommodation:

Ground Floor: Entrance Porch, Dining Hall, Sitting Room, Kitchen, Utility Room and Conservatory. First Floor: Landing, Principal Bedroom with En Suite shower room, Two further Double Bedrooms, Work Room/Teenagers Sitting Room/Study/Nursery and a Family Bathroom.

Garden: The house has a front and rear garden. The fully enclosed rear garden faces south west and is stocked with ornamental trees and shrubs, herbaceous borders, a pond, several raised beds with soft fruit and vegetables. a paved area ideal for summer dining, and a summer house.



5, Goshen Farm Steading is approached via a Private Road off Managers Brae. The house was built in 2006 as part of a Steading Conversion with 12 other properties. Under a pantile roof it occupies a prime position within a courtyard setting. A path leads to a private front garden and into the porch with front door. From the porch a door leads into the Dining Hall, giving access to the principal rooms on the ground floor. Through double doors the elegant sitting room has log burning stove with a wooden mantel and fender seats, and French doors leading to the garden.

From the Dining Hall double doors lead into the bright and sunny stylish kitchen with an extensive range of floor units, granite work surfaces, a double and a single sink, range cooker, integral microwave and dish washer. The large central island has a wooden worktop.

From the kitchen a door opens to a conservatory with an open outlook over the garden and the back door.

From the dining hall a door leads into the WC/utility room with a range of wall units, white wash hand basin and WC. Two large storage cupboards, one housing the washing machine and air source heat tank.

From the dining hall stairs ascend to the first floor hall, with storage cupboards, leading to three bedrooms and a study/work room/teenage TV room/nursery and the family bathroom.

The master bedroom has built in wardrobes and an En Suite shower room with white wash hand basin, WC and shower cubicle. Double bedroom 2 leads to study/work room/teenage TV room/nursery with French windows opening onto the Juliette balcony. Double bedroom 3. Family bathroom with white 3 piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower.

Situation

5 Goshen Farm Steading is situated on the east side of Musselburgh which is the largest town in East Lothian and a most convenient commuter base allowing easy access to Edinburgh city centre (10 miles). There is a frequent commuter rail link from both Musselburgh and Wallyford Stations (10 minutes to Waverly station) and excellent bus services into Edinburgh. A park and ride and road networks linking with the A1 and City By-pass provide easy access to Edinburgh International Airport (20 miles). Musselburgh has excellent public and private sector schooling, including the reputable Loretto School. The town enjoys a picturesque location, there is a working harbour for pleasure boats, delightful walks and cycle tracks along the river Esk, a choice of golf courses, theatre, famous racecourse, and sports facilities. The retail/leisure park, Fort Kinnaird, at Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

PROPERTY DETAILS

- Welcoming entrance Porch.
- Large Dining Hall with ample space for dining table and chairs. Under stair cupboard. Windows to front. Carpeted staircase to upper floor.
- Elegant Lounge with French doors providing direct access to the rear garden. Feature fireplace with wood burning stove and fender seats. Window to side overlooking garden.
- Stylish and fully fitted Kitchen with extensive base units. The range cooker is included in the sale together with the fridge/freezer and integrated microwave and dishwasher. Granite worktops with integrated sinks and tiled splashback. Large island with solid wood worktop and matching breakfast bar.
- Conservatory with open outlook over garden. Door to garden.
- WC/Utility Room with white two-piece suite comprising wash hand basin and WC. Utility Cupboard housing washing machine, the washing machine is included in the sale, and air source heat pump hot water tank. Second large built-in cupboard with storage.

Upper Floor

- Hall with attic access hatch and two built in cupboards.
- Master Bedroom with built in wardrobe with hanging space. Window to rear overlooking garden. Twin Velux windows to side. En Suite Shower Room with white two-piece suite and shower compartment with mixer shower and window to side.
- Double Bedroom 2 with Velux window to rear and study off.
- Study with French doors to front opening onto a Juliette balcony.
- Bedroom 3 with twin Velux windows to front.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Velux window to rear.



Viewing by appointment on 0131 524 3800















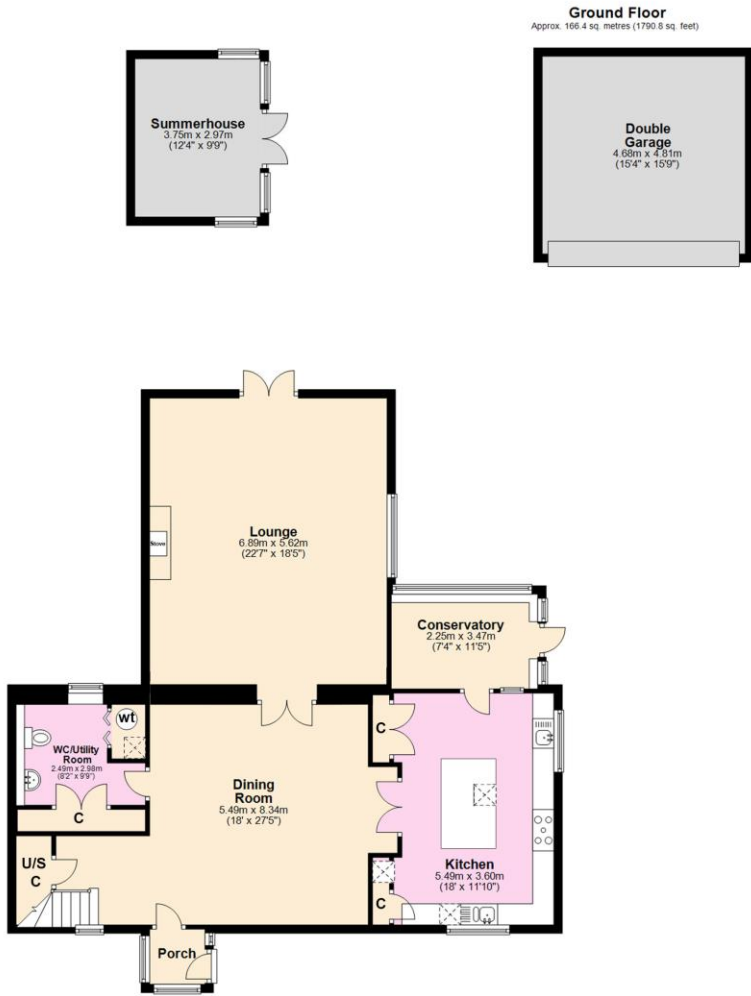
EXTERNAL

A gated driveway provides off street parking and leads to a large double garage with up and over door, power and light.

Private garden to front with a lovely array of plants and shrubs. The large rear garden is fully enclosed and again features a lovely array of established plants, shrubs and trees including two very productive fig trees. Two garden ponds. Patio with space for garden furniture. Vegetable plots. The south facing summer house (3.75m x 2.97m) is fully insulated and features under floor heating and a sedum roof. Greenhouse, shed and covered log store.

There are communal garden areas and private parking adjacent to the house. Visitor parking is found at the end of the lane.

- Energy Efficiency Rating - B
- Council Tax Band - G



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.