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Offers Over

£500,000

3 Rowan House, Inveresk Village

Musselburgh | East Lothian | EH21 7UA

Nestled in the heart of the historic conservation area of Inveresk village, this enchanting stone-built cottage offers an idyllic and tranquil retreat. Its location in a picturesque courtyard setting enhances its charm and provides a serene escape from the hustle and bustle of modern life. Surrounded by the rich heritage and timeless beauty of Inveresk.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The entrance vestibule opens into a wide hallway which leads to a glazed conservatory overlooking the rear garden. The entrance vestibule adjoins the main reception room which is characterized by a central focal fireplace that offers a pleasant view of the courtyard. Adjacent to the reception room is a staircase leading to the upper level. The kitchen is equipped with fitted white wall and base units, featuring tiling in the splash areas and offering a dual aspect over the delightful gardens, making it a charming space for culinary activities. The ground floor bedroom is a double room decorated in neutral tones, providing a calm and restful environment. The shower room on this level is well-appointed with a two-piece suite and a separate cubicle that includes a thermostatic shower, surrounded by half-height tiling. Ascending to the upper level, the cottage features three additional bedrooms. The first is a compact double with a lovely garden view, perfect for a cozy and peaceful retreat. The second bedroom, situated at the front of the house, is a single room ideal for a child or as a study. The third bedroom on this level is a spacious double with ample storage, also facing the front of the house. Completing the upper level is a bathroom fitted with a three-piece suite and tiled around the bath for a clean and polished look.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The rear garden is a standout feature of the property, boasting extremely mature plants, shrubbery, and trees that create a serene and private outdoor space. The garden includes a patio area, perfect for al fresco dining, and a well-maintained lawn. Additionally, the property comes with an external lock-up garage, providing secure storage and parking. This charming cottage, with its blend of historic charm and modern comforts, offers an idyllic living experience in the heart of Inveresk village.

Viewing

Please contact Neilsons on 0131 625 2222.





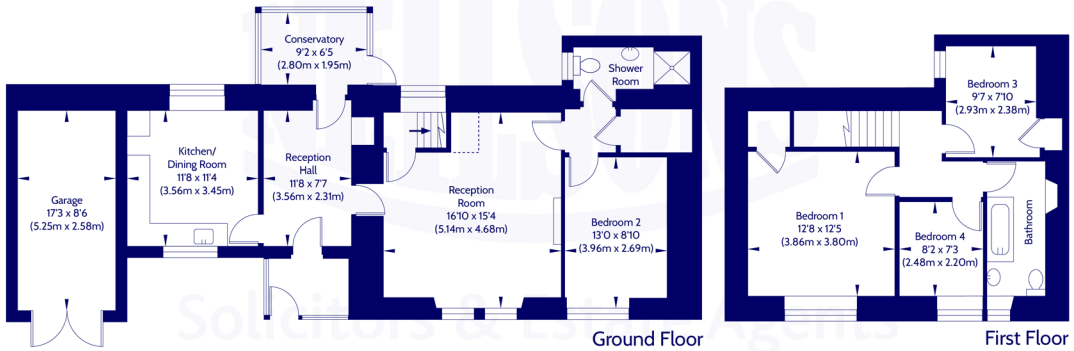
Location

Inveresk is a charming conservation village located to the south of Musselburgh, nestled close to open countryside and the picturesque pathways of the River Esk. The village boasts several points of interest, including St. Michael's, a late Georgian church, and the beautiful Inveresk Lodge Garden, managed by the National Trust. Neighboring Musselburgh provides a wide array of amenities such as banking and post office services, shops, supermarkets, and schools, including the prestigious Loretto School. The Fort Kinnaird leisure complex is also easily accessible. The property is ideally situated for those connected to Queen Margaret University. An efficient public transport system operates to Edinburgh and the surrounding areas, with the Edinburgh city bypass within easy reach. Musselburgh also features a train station for convenient alternative transport. Additionally, the open countryside, excellent beaches along the nearby Forth coastline, East Lothian golf courses, and Musselburgh Race Course offer plenty of leisure opportunities.





Approx. Gross Internal Floor Area 120.5 Sq M / 1297 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

