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Offers Over

**£395,000**

# 13 West Holmes Gardens

Musselburgh | East Lothian | EH21 6QW

An exceptionally appealing B listed family home, forming part of a handsome period terrace and enjoying a superb location near to the banks of the River Esk on one of Musselburgh's most desirable residential streets.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- E

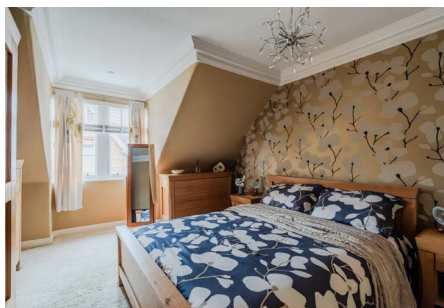


## Description

The property is well presented throughout and boasts a variety of delightful period features together with a beautifully kept south facing rear garden. The interior has been subject to a variety of tasteful upgrades by the existing owners but still has excellent scope to remodel and reconfigure to suite individual taste.

The internal accommodation briefly comprises: entrance hallway with plain cornice, herringbone flooring and a stair leading to the upper level, elegant bay fronted reception room with ornate cornice work, ceiling rose and picture rail, wood flooring and attractive period fireplace, comfortable family/dining room which enjoys a rear facing aspect over the rear garden and features contemporary herringbone flooring, coving and picture rail, stylish/well equipped kitchen which has been fitted with a variety of base and wall mounted units, complete with coordinated worktops, and splash back and excellent fitted shelving under the stairs.

On the upper level there are two good sized double bedrooms, a single bedroom/study which would work well as a child's bedroom or nursery, and a stylish luxury bathroom with sleek four-piece white suite, tasteful brass fittings and cleverly designed shower area with multi-attachment drench shower. The upper landing also has a large storage cupboard and access to a floored and lined attic with pull down ladder and light, providing excellent storage.



## Extras

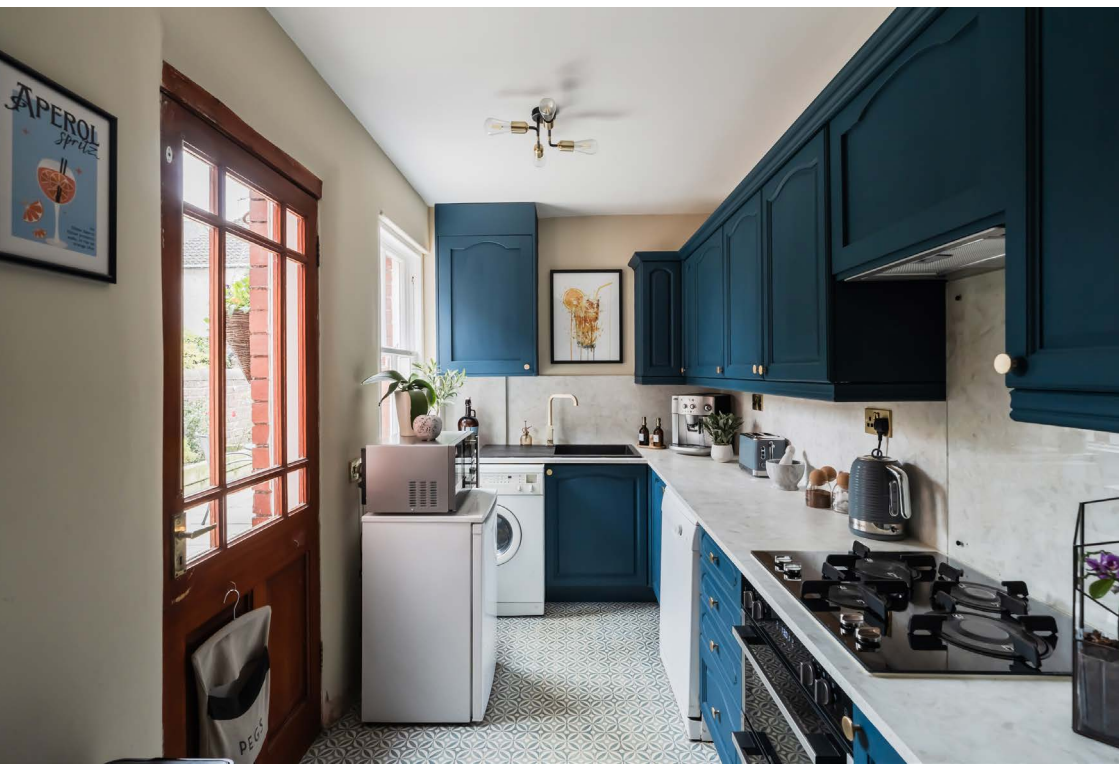
All integrated appliances, fridge/freezer, separate freezer, dishwasher, washing machine, blinds and the light fittings, except those in the front reception room, mid landing and hallway, will be included.

## Gardens and Parking

There is a compact area of low maintenance garden to the front of the house with ample on-street parking available on West Holmes Gardens. To the rear of the house is a charming southerly facing private garden which has been laid primarily to stone paving bordered by well stocked planted beds and climbing plants. A real sun trap, the garden offers a peaceful and idyllic space to enjoy outdoor relaxation and entertaining during the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





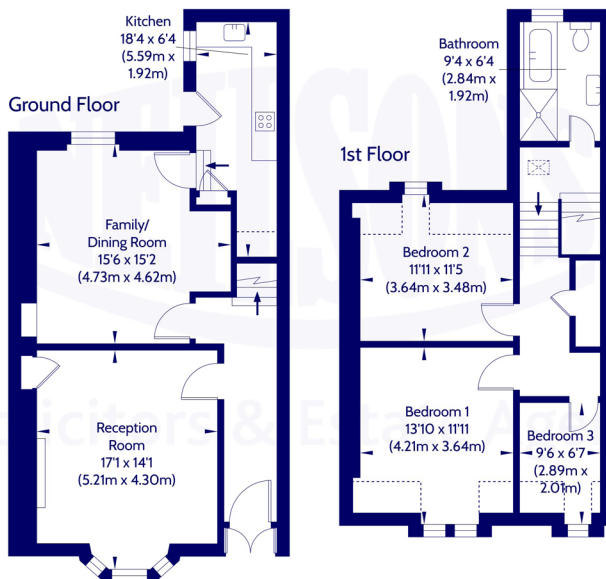
## Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Racecourse. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 107 Sq M / 1159 Sq Ft.



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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