



4 Edinburgh Road, Musselburgh, East Lothian, EH21 6ED

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Welcome to No 4 Edinburgh Road. This stunning six bedroom generously proportioned detached property with uninterrupted sea views will not disappoint and must be viewed to appreciate. The property has been carefully extended and fully refurbished to a high standard by the current owners offering the most luxurious, bright and spacious accommodation arranged over two levels with a south facing enclosed rear garden with electric gates, driveway and single garage, immaculate gardens to the front. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Welcoming hallway with useful storage.
- Front facing living room complemented by a bay window, beautiful sea views and a multi fuel stove.
- Double bedroom front facing with stylish en-suite shower room and dressing room located on the ground floor.
- Double bedroom with en-suite shower room and media wall located on the ground floor.
- Double bedroom currently used as a home office located on the ground floor.
- Most impressive kitchen, dining and family area with direct access to the rear garden and utility room.
- Downstairs cloaks comprising WC and wash hand basin.
- Upper landing with cupola flooded with natural daylight.







- Principle bedroom boasting stunning sea views, two dressing rooms and stylish en-suite shower room.
- Double bedroom with dressing room.
- Further double bedroom.
- Stylish bathroom presented as a shower room.
- Triple glazing throughout.
- Gas central heating, boiler housed in the plant room located in the garage.
- Alarm, CCTV and full sound system throughout.
- Fully enclosed south facing rear garden, garden to the side and to the front.
- Single garage, driveway with electric gates.
- Garden pod with Wi-Fi and electricity.





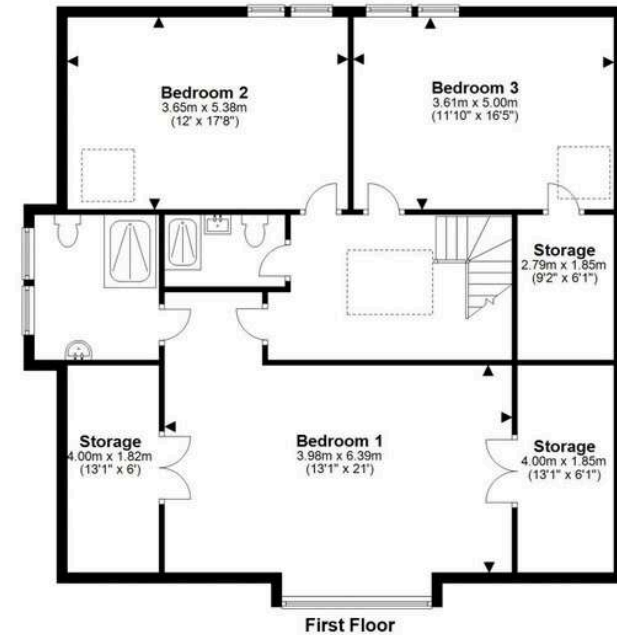
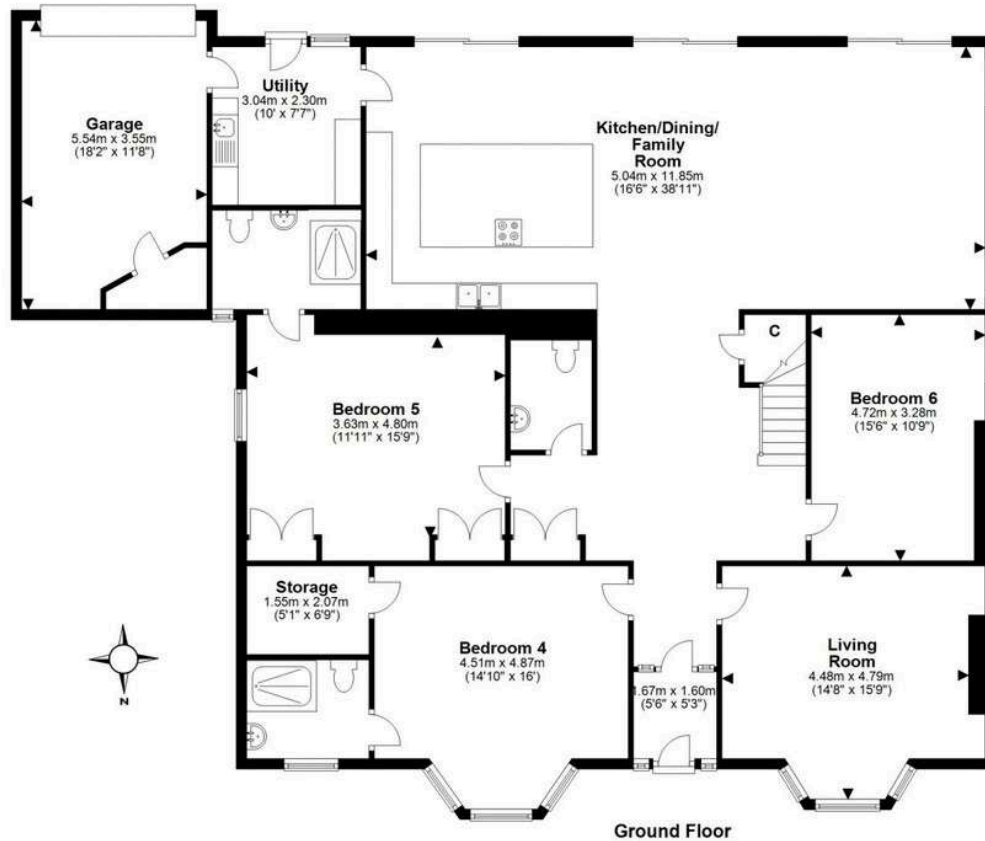
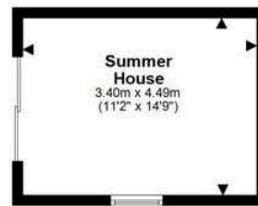
Location

Musselburgh is a thriving town steeped in history and has an excellent mix of local shops, supermarkets, restaurants and banks. There are further shops, restaurants and leisure facilities at Fort Kinnaird a short drive away. There is a variety of sporting and leisure amenities including the Fisherrow Yacht Club, which is only a short distance away, together with Musselburgh Golf and Race Courses and the nearby National Trust parkland at Newhailes House and Gardens. Although located approximately 6 miles to the east of Edinburgh city centre, there are regular train services from Musselburgh, which takes approximately 8 minutes to Waverley Station. Musselburgh Station and Queen Margaret University's new campus is within walking distance. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, white goods, or movable items as these are deemed sold as seen.

EPC Band - C



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

