





Welcome

Welcome to 83 Denholm Road, an attractive, bright, and generously proportioned extended semi-detached home set within a highly desirable residential area. Currently arranged as a three-bedroom, two-public-room property, the home also offers the flexibility to create a fourth bedroom, providing excellent versatility for growing families or those needing additional space. Ideally positioned just a short walk from well-regarded schools, a wide range of local amenities, and excellent transport links, this superb home combines comfort, convenience, and outstanding potential. Beautifully maintained and thoughtfully improved, the property offers adaptable accommodation over two levels, complemented by private gardens to the front and rear, driveway parking, gas central heating, and double glazing throughout. Presented to the market in excellent order, early viewing is highly recommended.

- Welcoming entrance porch.
- Spacious living room with front-facing window.
- Fully fitted kitchen/diner with a range of base and wall units, gas hob, oven, extractor hood, integrated washing machine, dining area, and French doors leading to the rear garden.
- Versatile dining/family room, currently used as a second reception room, with excellent potential to create a fourth bedroom.
- Upper hallway with built-in storage and access to two lofts, one with Ramsay ladder and floored area.
- Three spacious double bedrooms, each with built-in mirrored wardrobes; one with additional store cupboard
- large modern family bathroom with four-piece suite, including freestanding Victorian-style bath, double shower cubicle, WC, vanity unit, and heated towel radiator.
- Gas central heating
- Double glazing
- Private front and rear gardens and driveway for off-street parking







Musselburgh

Musselburgh, situated in the picturesque county of East Lothian, is a vibrant coastal town that perfectly blends historic charm with modern living. Renowned as 'The Honest Town,' Musselburgh boasts a beautiful waterfront, a bustling High Street, and a range of excellent local amenities including independent shops, cosy cafés, and popular restaurants. The town is well-served by highly regarded schools and offers a variety of leisure facilities, from championship golf courses to the famous Musselburgh Racecourse. Steeped in history, Musselburgh is home to landmarks such as the iconic Roman Bridge and the splendid Brunton Theatre. The stunning beaches and tranquil walks along the River Esk provide an idyllic setting for families and outdoor enthusiasts alike. With frequent rail and bus links to Edinburgh city centre, Musselburgh enjoys the perfect balance of coastal tranquillity and city convenience, making it a highly desirable place to call home.

Extras

Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods, and these items are deemed to be sold as seen. Other items may be included by negotiation and are subject to offer.





Get in touch

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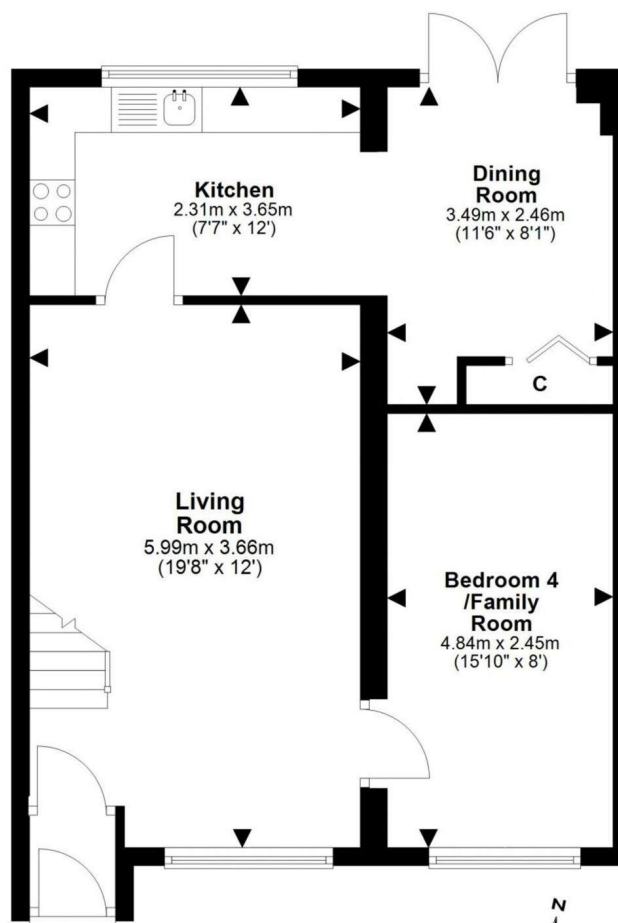
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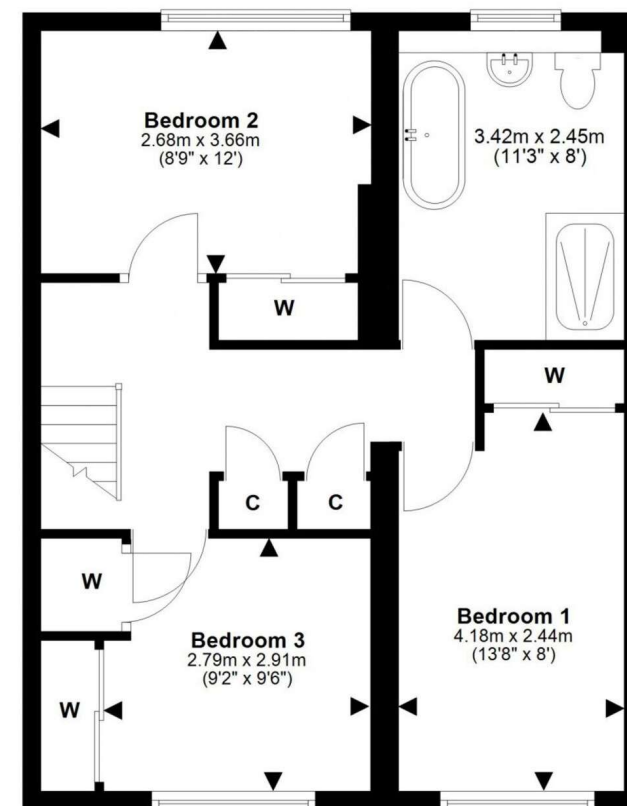


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.