



53B Eskside West

MUSSELBURGH, EH21 6RB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

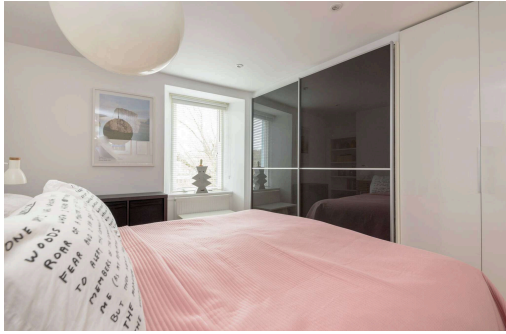
Occupying an enviable location on the banks of the River Esk flowing through the historic East Lothian town of Musselburgh, 53B Eskside West is a rarely available, bright, and spacious double upper villa with a private garden. Immaculately presented throughout the front door opens into a spacious breakfasting kitchen boasting under-base-lit white wall and floor units complemented by solid wood worktops. A focal point is a stainless-steel range cooker. Flooded with natural light, this inviting space is a perfect place to entertain or just enjoy day-to-day living in comfort. From here you move seamlessly into a south-east-facing sitting room with captivating River Esk views. Adorned with wooden flooring and a neutral décor it exudes a relaxed and cosy ambience enhanced by a wood-burning stove. Completing this floor is a tastefully presented south-east-facing double bedroom with built-in wardrobes and a stylish modern shower room. Ascending the skylit beech staircase, you arrive at two

generously proportioned dual-aspect double bedrooms, one of which is currently utilised as a home office/guest bedroom. Externally the enclosed and well-presented rear garden with its combination of lawn, paving, and established borders creates an idyllic haven perfect for friends and family to enjoy. A garden shed, understairs cupboard, and stone built out-house provide external storage. There is on-street parking. Additional information: Roof repair costs are shared with the property below, 53b pays two thirds, as occupies two floors.

FIXTURES & FITTINGS

All blinds, light fixtures, integrated appliances - range cooker, extractor, dishwasher, fridge/freezer, and washing machine, are included in the sale. The garden shed and log store will also be included.





PROPERTY FEATURES

- ❑ Double upper villa
- ❑ South-east facing sitting room
- ❑ Well equipped modern breakfasting kitchen
- ❑ Three double bedrooms
- ❑ Contemporary shower room
- ❑ Private enclosed rear garden
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold

MUSSELBURGH

Nestled on the southern shore of The Firth of Forth along the banks of The River Esk, Musselburgh is a historic East Lothian town just six miles from Edinburgh and within easy reach of the picturesque beaches of Gullane and North Berwick.

The town benefits from a diverse mix of local and high street shops, cafés, and restaurants, including Luca's famous ice cream parlour, alongside a fair competitor, Di Rollo Ice Cream! The new award winning Company Bakery is also a firm new favourite in the town. For larger shopping requirements, residents enjoy access to a Tesco and Lidl, whilst Fort Kinnaird Retail Park is just a short drive and offers casual dining options such as Pizza Express and Five Guys, a multi-plex Odeon Cinema, and popular retailers like Primark, Boots, and TK Maxx.

This vibrant community is renowned for its world-class racecourse and the Musselburgh Links Golf Club established in 1938 and set within attractive parkland. There is also a sports centre with a 25m swimming pool, gym, and a range of fitness classes. Historic attractions include Newhailes House and Garden and the picturesque Inveresk Lodge Garden, featuring a 17th-century house set within a traditional walled garden.

Educational provisions are well catered for, with several primary schools and Musselburgh Grammar School alongside private options such as Loretto School and additional choices in nearby Edinburgh. Queen Margaret University is only a five-minute drive.

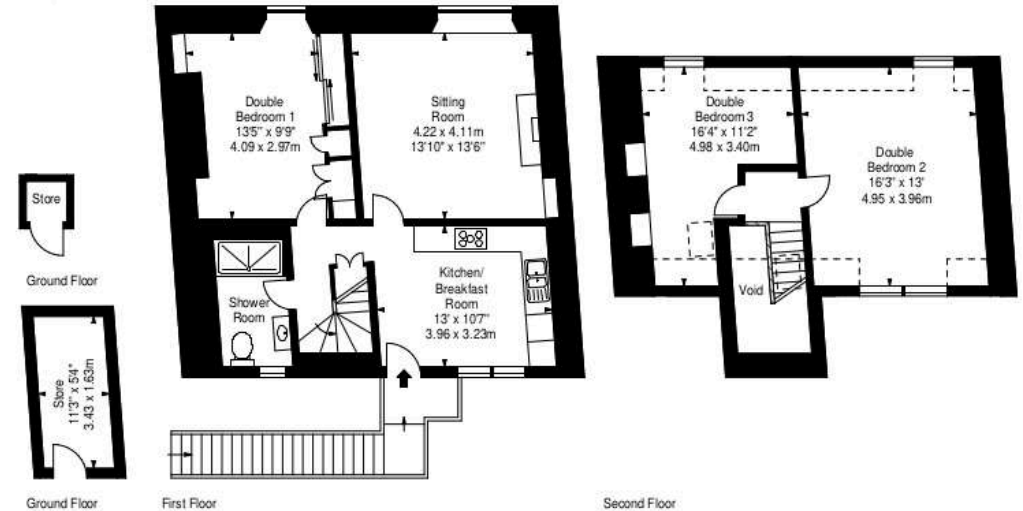
Excellent public transport links, including a train station with regular services to the city centre and an efficient bus network, further enhance the town's appeal particularly for commuters.



**Eskside West,
Musselburgh,
East Lothian, EH21 6RB**



Approx. Gross Internal Area
1069 Sq Ft - 99.31 Sq M
Stores
Approx. Gross Internal Area
68 Sq Ft - 6.32 Sq M
For identification only. Not to scale.
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Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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