

March 2025

FOR SALE

# CHAMPVRAIE

PROPERTY

59 Ravensheugh Road, Musselburgh, EH21 7SZ



OFFERS OVER  
**£350,000**

[WWW.CHAMPVRAIE.CO.UK/59RAVENSHEUGH](http://WWW.CHAMPVRAIE.CO.UK/59RAVENSHEUGH)



# WELCOME TO 59 RAVENSHEUGH ROAD

This stunning and spacious ground-floor Victorian apartment, located at 59 Ravensheugh Road, Musselburgh, offers a unique blend of classic period charm and modern upgrades. Set within a private gated area, this property boasts a welcoming and elegant living space.

The apartment features three well-proportioned bedrooms, including two generously sized rooms and a third versatile space ideal for use as a study or a smaller bedroom. The stylish lounge is a standout feature, showcasing a striking slate gas fireplace, wooden flooring and modern bay windows that allow natural light to pour in. The addition of a beautiful Victorian ceiling rose further enhances the character of this impressive room.

A dedicated dining room provides ample space for entertaining and seamlessly connects to the well-equipped kitchen, making meal preparation and hosting effortless. The kitchen is bright and practical, leading to the third bedroom, which offers flexibility for guests or home office use. The main bathroom is fitted with both a shower and a full-sized bath, catering to all.

The property benefits from a private rear garden, which includes a patio area, two spacious sheds for storage, and a large gate allowing direct car access. Additionally, shared drive access within the private gated area to the front, ensures secure and convenient parking.

Located in a sought-after area, the apartment is just a short distance from Musselburgh Links and the picturesque coastline. Residents can enjoy scenic beach walks while also benefiting from stunning views of Arthur's Seat from the front of the property. Musselburgh offers an excellent selection of local amenities, including shops, cafes, and restaurants, as well as fantastic transport links to Edinburgh city centre, making it an ideal place to call home.

With its combination of period elegance, modern enhancements, and a prime location, this apartment is a rare find. Don't miss out on the opportunity to own this exceptional Victorian ground-floor apartment.

Contact us today to arrange a viewing and take the first step toward making 59 Ravensheugh Road your new home.



## LOCATION

**Musselburgh**, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!







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## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : E





## LOUNGE





## BEDROOM 1





## BEDROOM 2





## KITCHEN & DINING ROOM

Kitchen

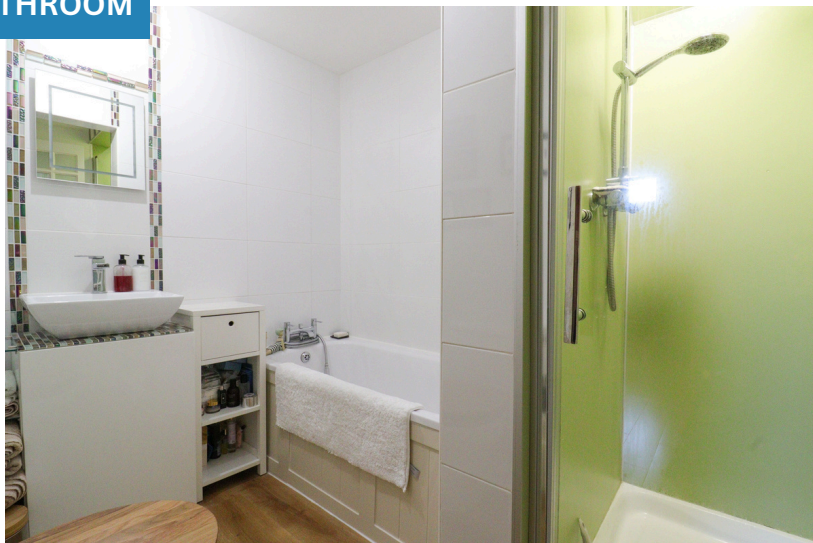


Dining room





BATHROOM



GARDEN



HALLWAY



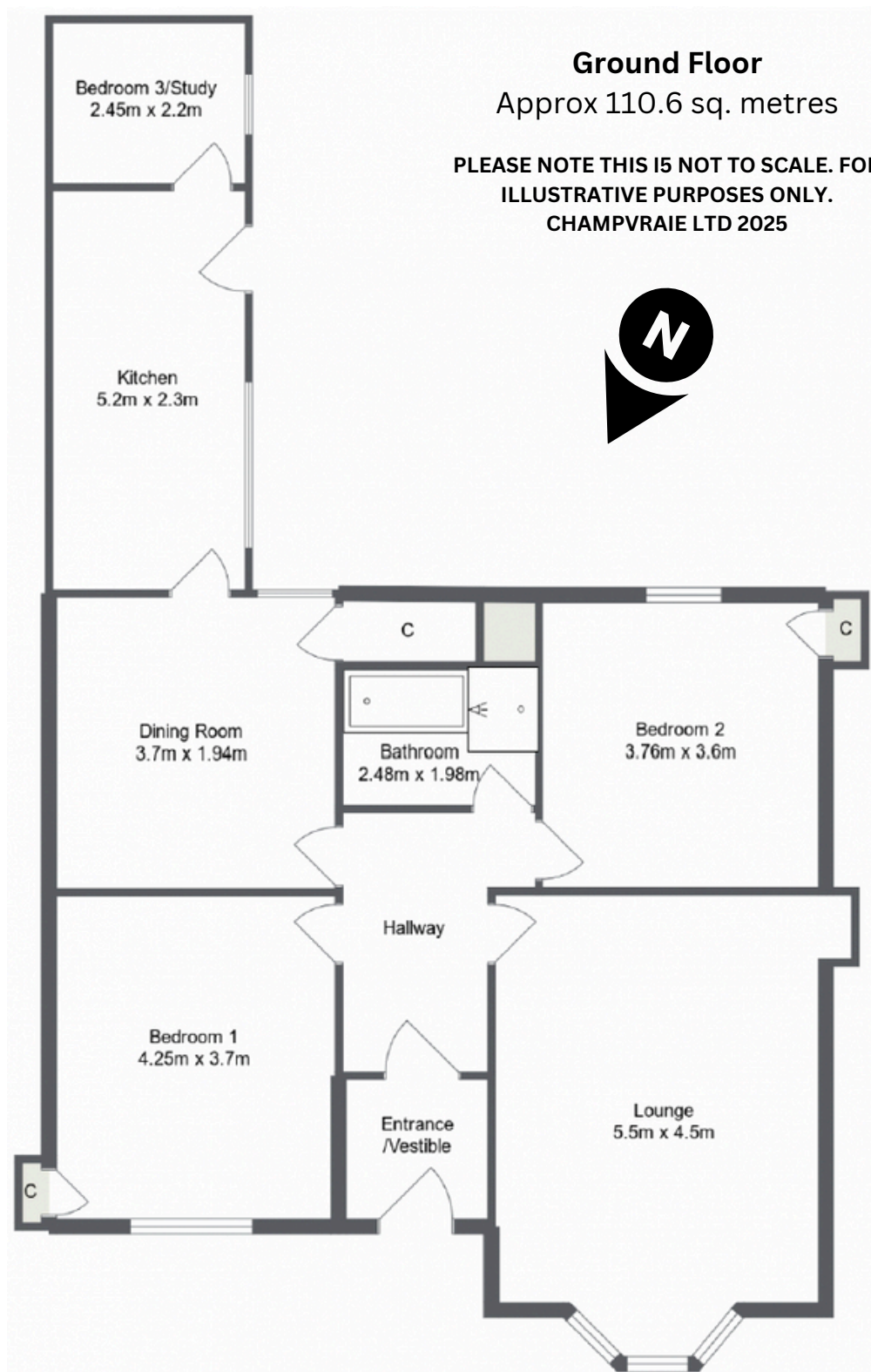
Bedroom  
3/Study





## FLOOR PLAN

59 Ravensheugh Road, Musselburgh, EH21 7SZ





# GET IN TOUCH

Information for interest parties;

## Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

## Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



**CHAMPVRAIE LTD**

**25 BRIDGE ST  
MUSSELBURGH  
EH216AA**

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