

1 – 3 High Street

Musselburgh, East Lothian





Set discreetly off Musselburgh's historic High Street, lie two beautifully renovated homes in the heart of town, with private gardens and parking.



Location

Musselburgh is a vibrant coastal town just six miles east of Edinburgh, offering an exceptional quality of life with a rich blend of heritage, modern amenities, and scenic shoreline. Situated on the banks of the River Esk and the shores of the Firth of Forth, the town is celebrated for its historic charm, thriving high street, and easy commuter links into the capital.

Home to one of the oldest racecourses in the country, a picturesque harbour, and a championship links golf course, Musselburgh presents a lifestyle that balances tradition with contemporary convenience. The bustling town centre offers a range of independent shops, cafés, and restaurants, as well as supermarkets and leisure facilities.

Residents enjoy excellent transport connections including Musselburgh Train Station, regular bus services, and quick access to the A1 and City Bypass. For families, the area is served by a selection of well-regarded primary and secondary schools, and nearby Loretto School offers prestigious private education.

Outdoor pursuits abound, with scenic walks along the John Muir Way, waterside trails, and expansive sandy beaches just moments from the doorstep.

Distances

- Edinburgh City Centre – Approx. 25 minutes by car/10 minutes by train
- Fort Kinraid Retail Park – 10 minutes by car
- Musselburgh Racecourse – Walking distance
- Portobello Beach – Around 10 minutes by car
- Edinburgh Airport – Approx. 30 minutes by car



1A High Street

A stylishly renovated two-bedroom property with separate study, private garden and generous living space.

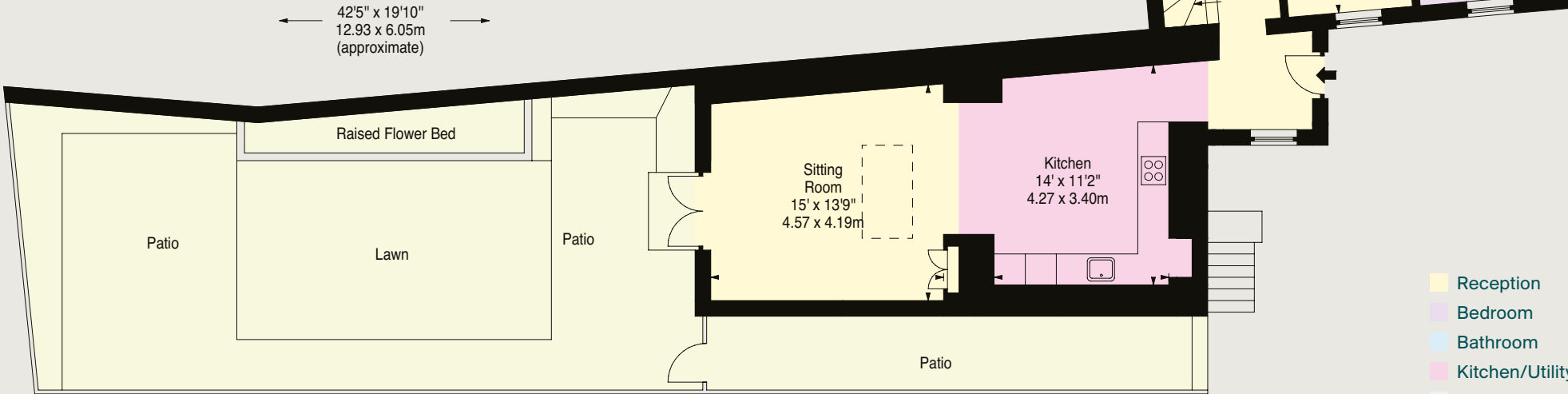
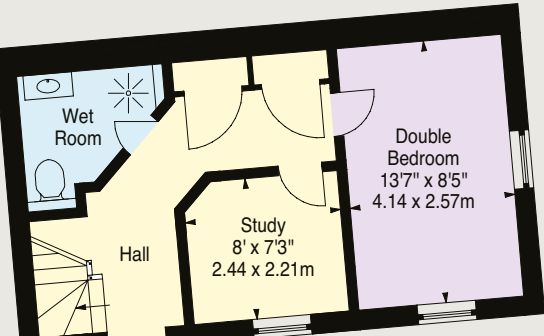
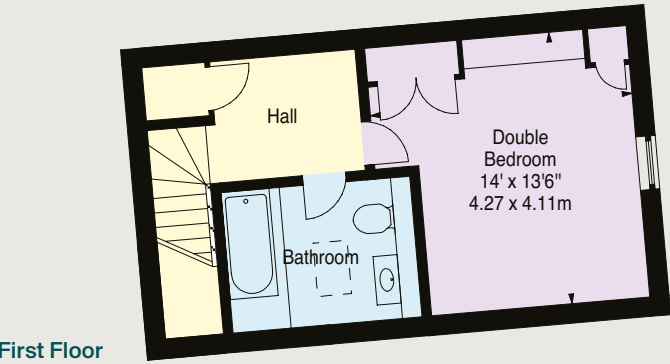
1A High Street is a beautifully refurbished property offering over 1,150 sq ft of light-filled accommodation arranged over the ground floor. The interiors combine generous proportions with contemporary finishes, creating a comfortable and flexible home ideal for modern living. The welcoming sitting room features large windows and a warm, inviting atmosphere, while the spacious kitchen has been thoughtfully designed with ample room for dining and entertaining.

There are two well-proportioned double bedrooms, including a particularly generous principal bedroom, as well as a separate study or home office. The property benefits from a contemporary wet room in addition to a stylish principal en suite bathroom. Outside, a private garden with patio, lawn and raised flower beds provides valuable outdoor space, a rare asset for such a central location. There is also private parking with EV charging.





Approximate Gross Internal Floor Area
1152 Sq Ft - 107.02 Sq M



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

1B High Street

Set discreetly off Musselburgh's historic High Street, this beautifully renovated three-bedroom home blends period elegance with contemporary living across over 1,450 sq ft of thoughtfully arranged accommodation and a generous landscaped garden.

The entrance hall leads into a refined kitchen dining area leading through to the sitting room, ideal for relaxing or entertaining, , complete with high-spec cabinetry, integrated appliances, and direct access to a private garden, perfect for seamless indoor-outdoor living.

The principal suite offers leafy views to the rear and includes a stylish en suite shower room and a walk-in dressing area. The other double bedroom is too exceptionally generous with walk in wardrobe and en suite bathroom. On the ground floor is the final double bedroom positioned to provide flexibility for guests, family or home working, and is served by a beautifully appointed main bathroom.

Upstairs, a converted attic stretches the full length of the property, offering over 350 sq ft of highly adaptable space ideal for storage.

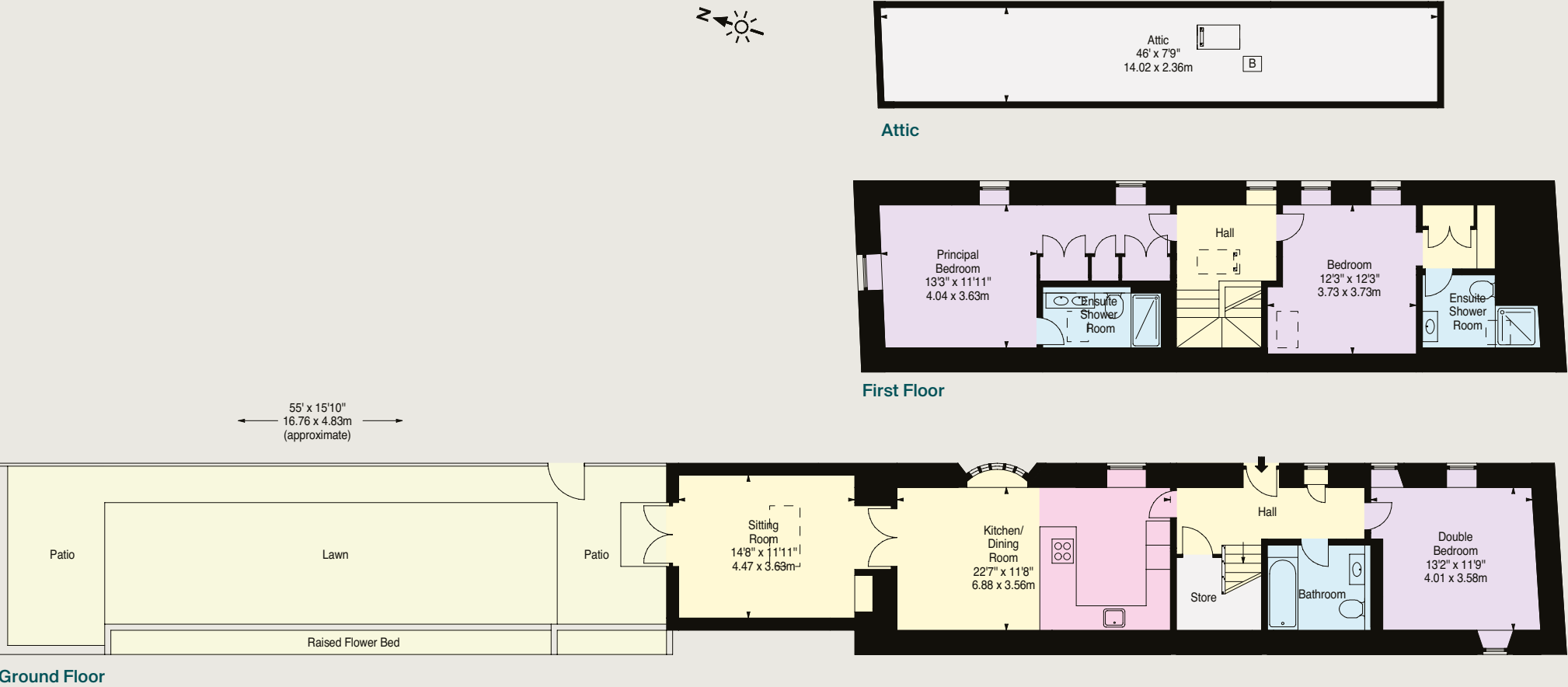
The landscaped garden is a true highlight, featuring two patio areas, a lawn, raised flower beds, and mature trees surrounding it. There is also private parking with EV charging.





Approximate Gross Internal Floor Area
1454 Sq Ft - 135.08 Sq M
Attic: 354 Sq Ft - 32.89 Sq M

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Specification

Kitchen & Utility

- High quality kitchen and solid work surfaces
- Hotpoint oven,microwave, hob
- Hotpoint integrated appliances and white goods
- Filtered and kettle kitchen taps

Bathrooms & Ensuite

- Designer sanitaryware, taps, showers and fittings
- Heated towel radiators
- Underfloor heating on ground floor
- High quality mirror with LED feature lighting
- Marble tiling in bathrooms

Decoration & Finishes

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid timber doors
- Stainless steel door knobs
- Fitted carpets in all bedrooms
- High quality engineered wood flooring to living, dining, and kitchen areas

Plumbing & Heating

- Gas central heating with 10 year warranty on boilers
- Underflooring heating to all ground floor areas
- Heated towel radiators in Bathroom and En Suite

Data & Multimedia

- Home radio and Bluetooth speakers built into ceilings, in House 1A only

Electrical

- Low energy lighting fitted throughout
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms
- External private lighting

Security & Safety

- Heat and smoke detectors

Private Parking

- Lighting and power
- Electric car chargers

Externals

- High performance timber external doors fitted with three-point locking system.a
- Glass doors to rear garden area
- Monobloc driveway
- Outside cold-water tap
- Turfed lawns to rear garden area
- Cold water tap

Construction

- High quality timber frame materials
- Single ply flat roof and slate roof with skylights
- Cast iron rainwater and soil pipes
- Utility, drainage and water connections

Storage

- Walk in dressing room off master bedroom
- Built-in wardrobe in bedrooms
- Storage/linen cupboards on each floor
- Partially floored loft space with ladder

General

- The houses have a predicted EPC rating of B+

** NOTE: the developer reserves the right to alter the specification to provide an equal or improved product at their own discretion.





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