



# Home

SALES & LETTINGS

10 Goshen Farm Steading  
MUSSELBURGH EAST LOTHIAN EH21 8JL

# Home

SALES & LETTINGS

# 10 Goshen Farm Steading



FOUR



THREE



TWO



1760 Sq Ft \*

REMARKABLE  
SETTING

OUTDOOR  
STORAGE

WOOD BURNING  
STOVE

ALLOCATED  
PARKING

\* Gross Internal Floor Space





**PEACEFULL SETTING**



**STUNNING WALKS**



**EAST LOTHIAN  
COASTAL LIVING**

# Your Semi-Rural Sanctuary Awaits

## **Countryside Elegance and Urban Convenience**

Experience the perfect blend of countryside serenity and urban convenience at 10 Goshen Farm Steading. This exquisite property offers a unique opportunity to live in a beautifully converted home with all modern amenities while being surrounded by the natural beauty of East Lothian.

## **Unique Location**

Nestled amidst the picturesque East Lothian landscape, this property offers a unique lifestyle opportunity. Enjoy the serene countryside while being just a mile away from Musselburgh's bustling town center, renowned for its excellent shops, restaurants, and recreational facilities. The area is perfect for outdoor enthusiasts, with scenic walking and cycling routes, as well as easy access to the beautiful coastline. The peaceful setting is complemented by the close-knit community atmosphere, making it an ideal place for families and those seeking a slower pace of life.

## **Charming Features**

The property is part of a quaint row of traditional-style steadings, boasting a harmonious blend of rustic charm and contemporary elegance. The attention to detail is evident in every corner, from the wood burning stove on a granite surround to the kitchen island. There are many distinctive features which create a warm and inviting atmosphere throughout this home.



# STEADING Living



## **Living Room with Wood-Burning Stove**

Relax and unwind in the cosy living room, complete with a charming wood-burning stove. This inviting space opens out into the gardens, offering a perfect blend of indoor and outdoor living.

## **Culinary Excellence**

At the heart of the home is a traditional style kitchen, complete with a range cooker and a centre island. This well-appointed kitchen opens up into the dining area, making it perfect for both informal family meals and formal gatherings. High-quality integrated kitchen fittings, sleek counter-tops, and modern appliances enhance its functionality and style.



—  
↓  
COZY EVENINGS



—  
↓  
LIGHT FILLED INTERIORS



—  
↓  
DOWNSTAIRS CLOAKROOM







# STEADING Living

## **Versatile Living Spaces**

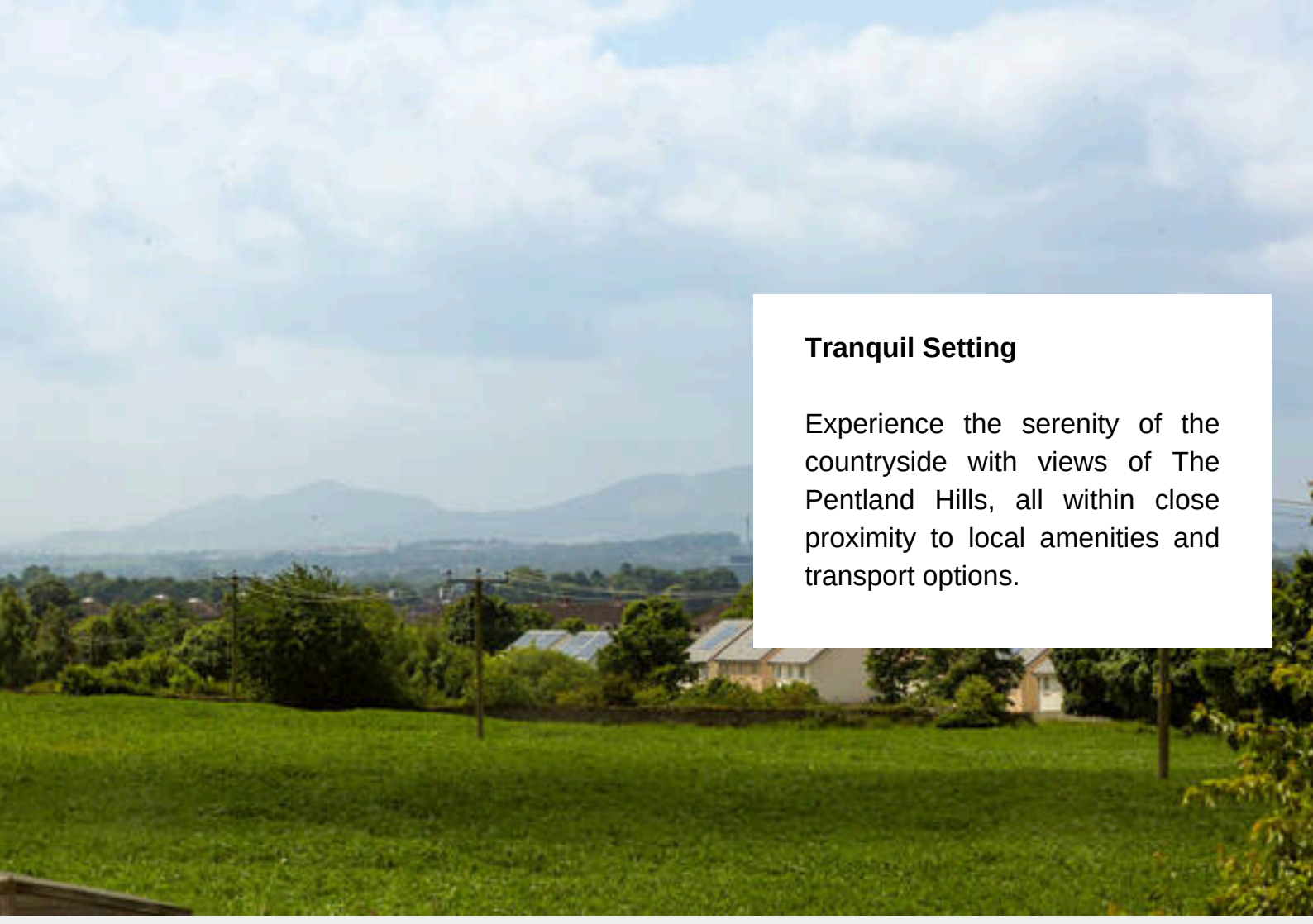
Four generously-sized bedrooms, including a principle bedroom with an en-suite bathroom, provide flexible options for a home office or gym. Each space is thoughtfully designed to accommodate your lifestyle, offering comfort and versatility.

## **Bathrooms**

Ensuite: serving the principle bedroom.

Family Bathroom: The well-appointed family bathroom serves the additional bedrooms, complete with modern fixtures and fittings to ensure convenience and style.

Cloakroom: Additional practical features include a cloakroom, providing convenience for guests and family members.



## **Tranquil Setting**

Experience the serenity of the countryside with views of The Pentland Hills, all within close proximity to local amenities and transport options.



## **Garden Sanctuary**

Step outside to enjoy the beautifully landscaped west-facing gardens, which benefit from sunlight all day long. These gardens provide a peaceful outdoor sanctuary, perfect for gardening, outdoor dining, or simply soaking up the natural beauty. The secluded setting offers a real feel of being in the countryside, making it an ideal retreat for nature lovers and those seeking tranquility.

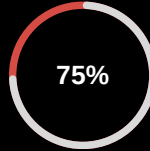
# GOSHEN FARM STEADING



## AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



## GOOD EATS

PARRILLA  
ARGENTINIAN GRILL

★★★★★

DAL PATINO

★★★★★

CROLLA'S ITALIAN  
KITCHEN

★★★★★



## LOCAL RETAIL



FARMERS  
MARKET

FARMERS  
MARKET



INDEPENDENT  
RETAILERS

INDEPENDENT  
RETAILERS



MARKS AND  
SPENCERS

MARKS AND  
SPENCERS



## SCHOOLS

WALLYFORD  
PRIMARY

PORTOBELLO  
HIGH

LORETTO RC  
PRIMARY

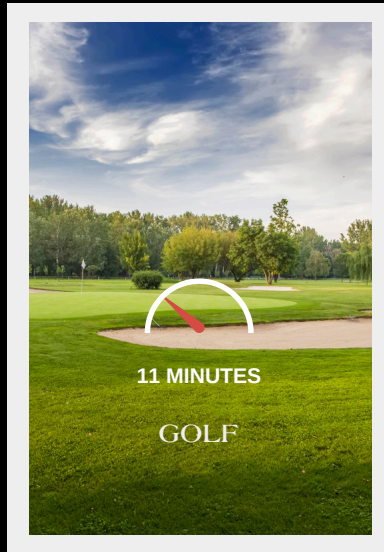
ROSEHILL  
HIGH

LORETTO  
JUNIOR

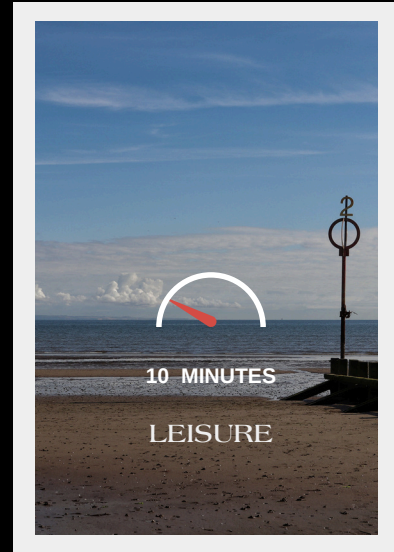
LORETTO  
SENIOR



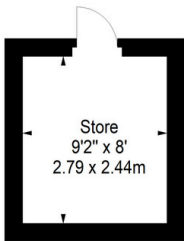
Whether you're a daily commuter or exploring the city, you're sure to appreciate the quality of public transport access just moments from the property.



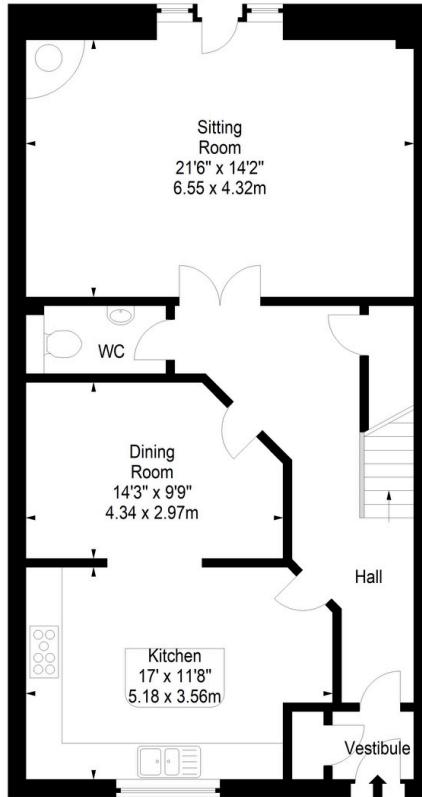
Discover outdoor bliss near the property, with numerous golf courses just moments away, perfect for leisurely rounds in stunning surroundings.



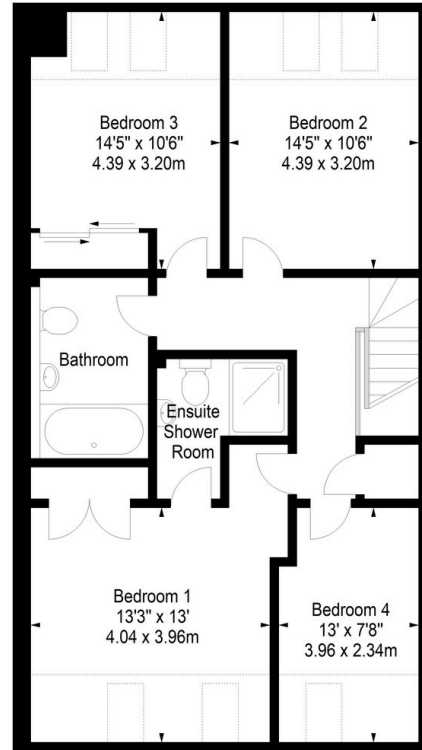
The charm of nearby Portobello offers local shopping, seaside strolls, dining, and water sports, enriching leisure pursuits for all.



Ground Floor



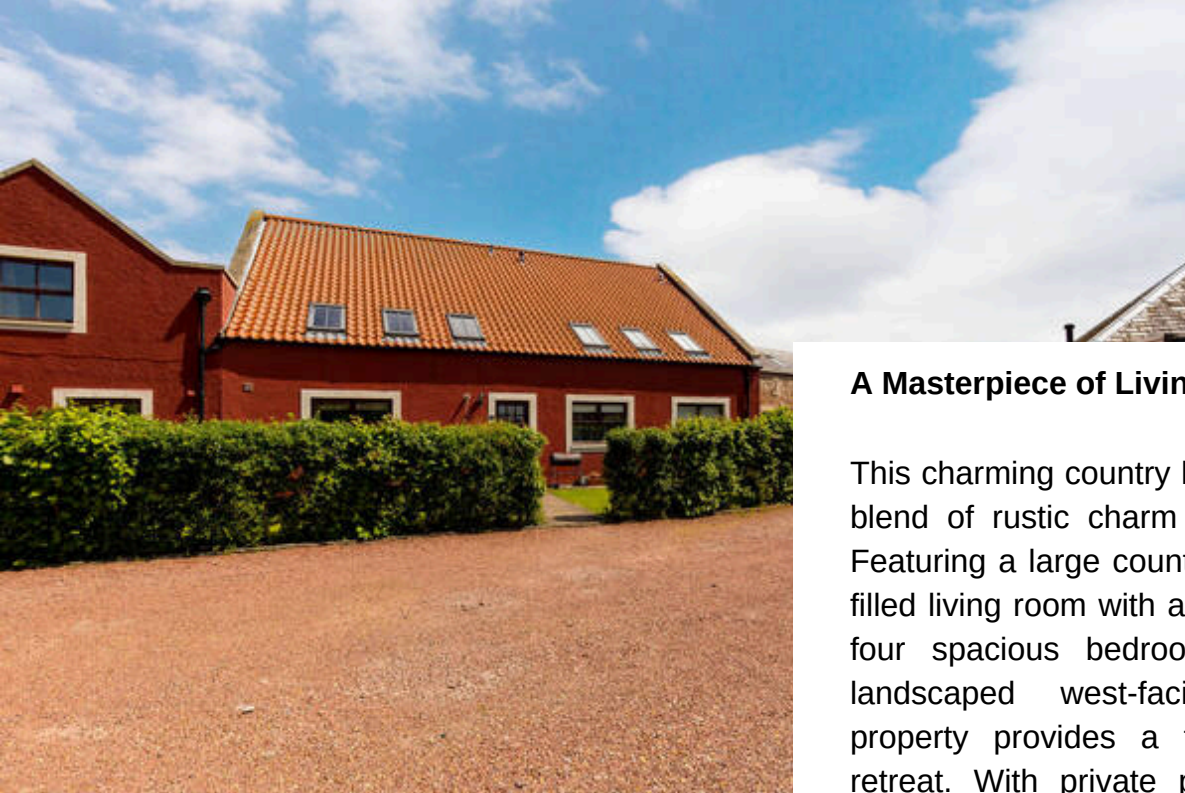
Ground Floor



First Floor

1760 Sq Ft Gross Internal Floor Space





## **A Masterpiece of Living**

This charming country home offers a perfect blend of rustic charm and modern luxury. Featuring a large country-style kitchen, light filled living room with a wood-burning stove, four spacious bedrooms, and beautifully landscaped west-facing gardens, this property provides a tranquil and private retreat. With private parking and modern amenities, it promises comfort and convenience in a serene countryside setting. Don't miss the opportunity to make this idyllic home yours.

# Home

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