



37, Milne Meadows, Musselburgh, EH21 8TA

KILGOUR
PROPERTY





2 

4 

2 

B 
EPC BAND

F 
COUNCIL TAX BAND

Living Room	14'1 x 12'10	4.30m x 3.90m
Kitchen/Dining Room	26'11 x 12'2	8.20m x 3.70m
Bedroom 1	11'6 x 9'10	3.50m x 3.00m
En-Suite	8'2 x 7'7	2.50m x 2.30m
Bedroom 2	12'8 x 9'6	3.85m x 2.90m
Bedroom 3	12'2 x 11'2	3.70m x 3.40m
Bedroom 4	9'10 x 6'11	3.00m x 2.10m
Bathroom	8'4 x 6'3	2.53m x 1.90m
Utility	7'3 x 6'3	2.20m x 1.90m
Detached Family Room	19'0 x 9'10	5.80m x 2.99m



- Living Room
- Kitchen/Dining Room
- Utility
- 4 Bedrooms (Master En Suite)
- Bathroom
- Utility
- W/C
- Private Gardens
- Utility
- Garage
- Detached Family Room
- Gas central heating
- Double glazed windows
- Council Tax – Band F
- EPC – Band B



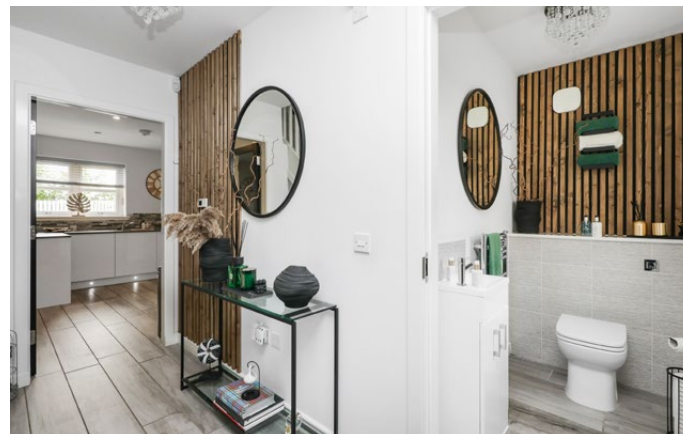
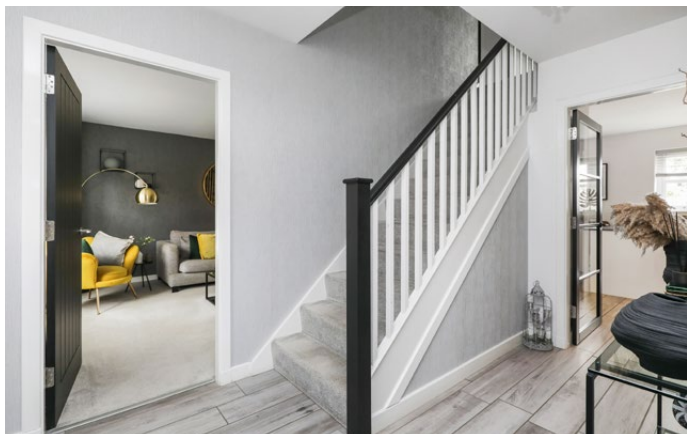
Viewing by appointment through selling agent on 0131 273 5233

Description

We are excited to introduce this stunning and spacious four-bedroom detached home, complete with a private driveway, gardens. Located in an exclusive, modern development, this lovely family home offers bright, comfortable, and flexible accommodation across two levels, all finished to an excellent high standard. The fully enclosed south-east facing rear garden, mainly laid to lawn with a patio area, is perfect for al fresco dining and outdoor entertaining due to capturing the sun for most of the day. A major highlight of this property is the converted garage, now a high-quality detached family room, providing additional versatile living space.

Location

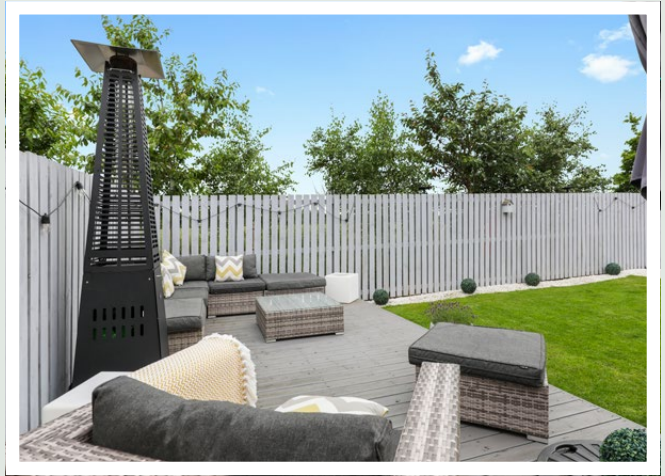
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.













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