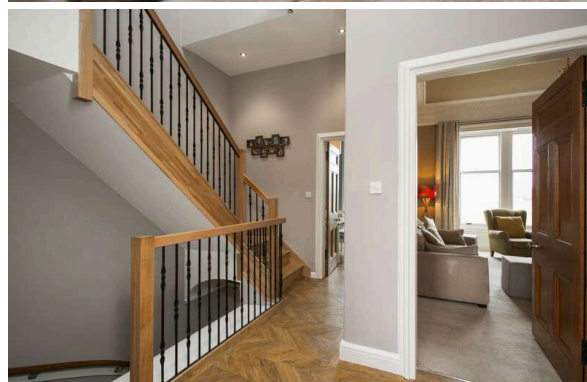




9 Victoria Terrace
MUSSELBURGH | EAST LOTHIAN | EH21 7LW


warners
solicitors & estate agents



9 Victoria Terrace

MUSSELBURGH | EAST LoTHIAN | EH21 7LW

A seldom available opportunity has arisen to acquire this stunning, five-bedroom traditional maisonette offering superb family accommodation. Occupying the upper floors and located over two levels the property boasts a superb private garden to the rear. This outstanding home has been decorated to the highest possible standard and is offered to the market in genuine move-in condition. On the lower floor the living room, which forms the main public area in the property, retains many original features including the mantelpiece and cornicing, and offers excellent views across Musselburgh racecourse and beyond. The kitchen is a true highlight being of an excellent size and offering all modern appliances. The large bedroom on the lower floor has also retained the original mantelpiece feature and is of an excellent size. The modern dining room could alternatively be used as a fifth bedroom, and a magnificent shower room with WC completes the accommodation on this level.

Upstairs, the main double bedroom benefits from two large, built-in wardrobes, with the second double bedroom offering the occupant a similarly sized built-in wardrobe of their own. The single bedroom on this level would make an ideal playroom or child's bedroom. An outstanding, modern bathroom with freestanding tub and separate shower completes this exceptional property. Commanding an enviable location overlooking Musselburgh racecourse and within easy reach of the beach, good local amenities and strong public transport links, early viewing is essential to appreciate this truly spectacular home.

- Envidable location
- Well-sized living room
- Three double bedrooms
- Single bedroom
- Dining room/fifth bedroom
- Shower room
- Family bathroom
- Spacious, modern kitchen
- Gas central heating
- Large, private rear garden
- External garage

Extras: All curtains, blinds, light fittings, (excluding the kitchen) the dishwasher, washing machine and microwave. EPC Rating C. .

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2021

