



15 Denholm Way  
MUSSELBURGH | EAST LOTHIAN | EH21 6TT

  
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## 15 Denholm Way

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Stunning, immaculately presented detached villa boasting excellent family living space and well kept private gardens, occupying a prime spot bordering a leafy walkway on this highly sought after development with local amenities within easy reach.

This lovely property has been carefully extended and beautifully finished off with stylish fittings to create a spacious and flexible family home in true walk-in condition. The property has an enviable cul-de-sac setting right next to a tree lined walkway which links up to Musselburgh's Railway Station. Viewing is highly recommended to appreciate what is on offer within this pristine property. Adults and children can spread out over three public rooms; a west facing living room with rear patio doors to the garden, a dining room current being used as a sitting room, plus a family room which has light flooding in through both windows and rooflights. Sleek cream gloss units feature within the kitchen and utility room, whilst the bathroom, en-suite and WC are all nicely fitted out with modern white suites. Built-in wardrobes are fitted within all four bedrooms and also in the multi purpose dressing room lying off bedroom 1. Fully enclosed, child friendly garden grounds lie to the rear of the property, where a shaped lawn and patio area are ideal for sitting out.

- Entrance hallway
- Dual aspect living room with mantelpiece
- Dining room
- Family room
- Fully equipped fitted kitchen with utility room off
- Bedroom 1 with en-suite and
- Dressing room/nursery/home office off
- Three further bedrooms
- Large family bathroom and downstairs WC
- Gas central heating, double glazing, security alarm
- Part floored loft/light
- Fully enclosed rear garden with large hut
- Garage with adjacent store and drive

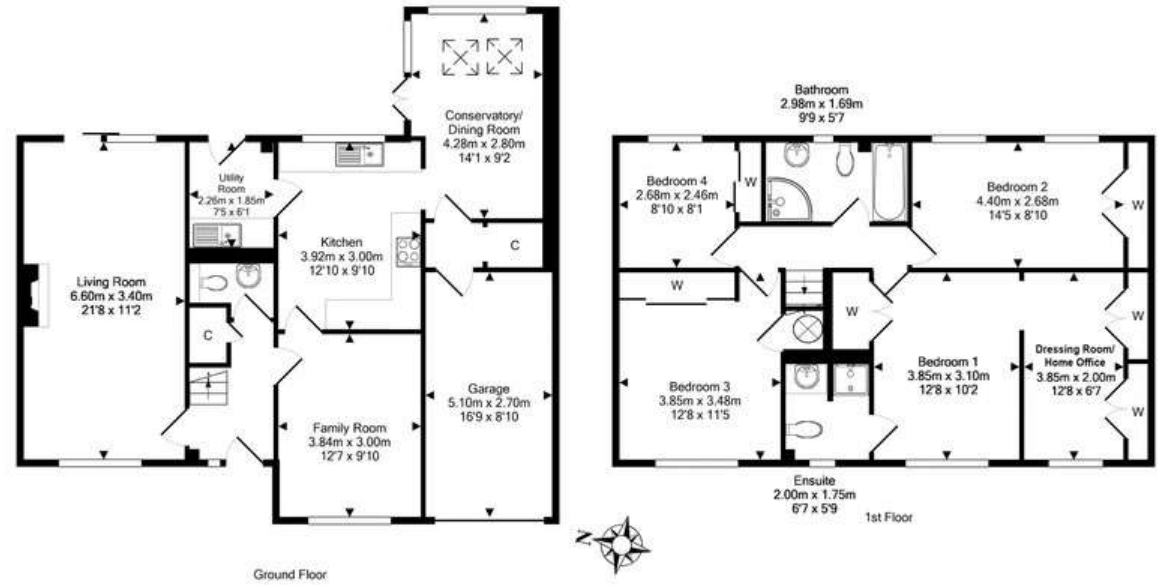
Included in the sale will be all integrated kitchen appliances as well as washing machine and tumble dryer, all blinds, curtains in Living Room and Conservatory/Dining Room, and the mirror above fireplace in Living Room. Other curtains available by separate negotiation. EPC Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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 Mirope ©2021