



18 Montgomery Way
MUSSELBURGH | EAST LOTHIAN | EH21 7BF


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Extremely well presented five-bedroom detached house with stunning views over Arthur's Seat, situated in the sought-after area of Musselburgh within a modern development, offering spacious and contemporary living.

Downstairs the home boasts a welcoming dining/living room with patio doors leading to the rear garden. The newly fitted stylish kitchen is equipped with attractive units, offering ample storage space, and includes room for dining, it comprises a gas hob and fan, washing machine, dishwasher, fridge/freezer, oven and microwave.

Also downstairs is a further versatile reception room at the front of the house currently used as a gym but would equally make a great home office/play room. The lower level is completed by a convenient WC that also houses a utility cupboard with the tumble dryer and boiler.



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On the upper level, the property features four further double bedrooms, providing plenty of accommodation for a growing family or guests. Bedrooms two and four boast stunning views toward Edinburgh and over Arthur's Seat. The master bedroom boasts its own en-suite shower room and built in storage. A family bathroom with a shower over the bath serves the remaining bedrooms.

Externally, the property features a driveway and a single garage, offering ample parking and storage space. The large west facing rear garden, which isn't overlooked, with lawn, patio and raised beds provides plenty of outdoor space for recreational activities or gardening, while a small front garden adds to the property's curb appeal. There are open spaces and play parks in the immediate area.

Overall, this modern five-bedroom detached house in Musselburgh offers a blend of stylish design, practical features, and outdoor living, making it an ideal family home in a desirable location.

Included in the sale will be the sofa, kitchen table and chairs and all blinds.
EPC Rating C.

In brief the property comprises -

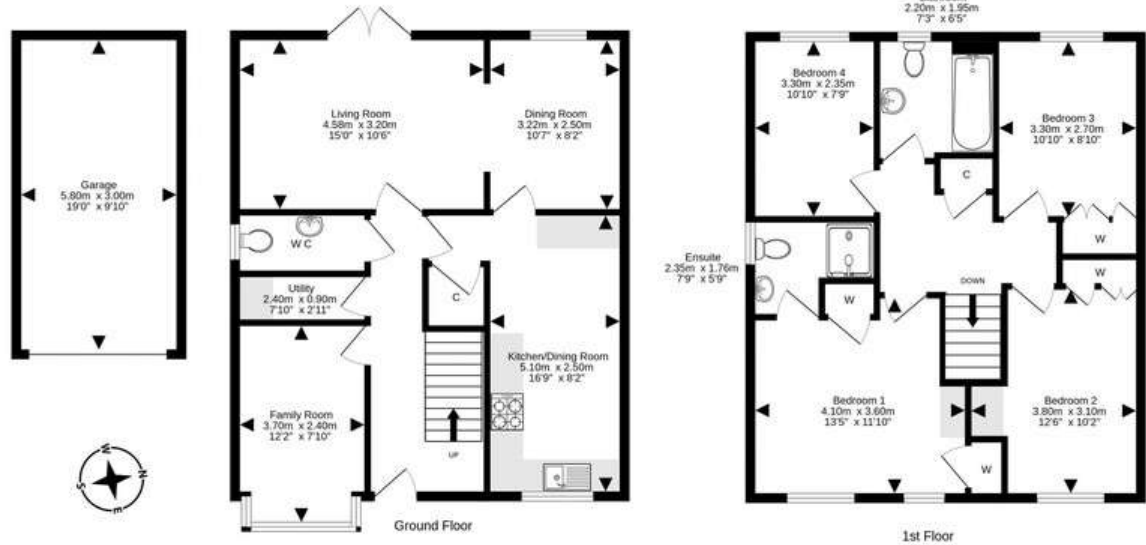
- Welcoming hall
- Large living/dining room with direct garden access
- Newly fitted kitchen
- Further reception room currently used as a gym
- Useful WC with utility cupboard
- Four further double bedrooms on the upper level one with ensuite
- Family bathroom with shower over bath
- Front and back gardens
- Single garage and driveway
- Gas central heating and double glazing



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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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. The property is a few minutes' walk to the train station. 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.
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