



Midfield 39 Carberry Road
INVERESK | EAST LOTHIAN | EH21 8PS


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Set in the conservation village of Inveresk, moments from excellent local amenities, quick transport links and vast open green is this immaculately presented and significantly extended Victorian detached cottage. Boasting expansive garden grounds with panoramic views over the open countryside and a large driveway with space for multiple vehicles this property would make an ideal family home in a highly sought-after location.

Spanning an impressive 2620 square feet (243.4 sqm) the accommodation seamlessly blends opulent period features with contemporary interiors with all reception rooms flowing together to create an excellent entertaining space. Entered through a welcoming vestibule with ornate pagoda the accommodation comprises a large drawing room with feature fireplace and solid fuel burning stove, sitting room with further historic and highly decorative fireplace and mantel with woodburning stove, a South facing double height sun room flooded with an abundance of natural light offering direct access to the South facing garden. The contemporary kitchen benefits from attractive units, a breakfast bar, an Aga cooker and contemporary oven and hob, with a useful utility room off with excellent storage space and access to convenient, large loft space for further storage.

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





The first bedroom on the ground level has twin garden facing windows with an elegant en-suite bathroom with bath and separate shower with the second well proportioned double bedroom currently used as a home office. The ground floor is completed by an exquisite bathroom with shower over bath.

Following up a curved staircase the open galleried landing leads to the triple aspect principal bedroom with Juliet balcony, a fourth bedroom with built in wardrobes and the house is completed by a further bathroom with three-piece suite.

The extensive south facing garden has various different sections including a patio ideal for entertaining, feature pond, various fruit trees and large areas laid to lawn. A further garden to the other side of the property is tree-lined with views out to the fields beyond. This area is laid to lawn and has abundant shed storage and a section for vegetable cultivation.

- Detached Victorian cottage
- Set in the conservation village of Inveresk
- Significantly and sympathetically extended
- Opulent period features with contemporary interiors
- Expansive garden grounds
- Large driveway
- Three generously sized reception rooms
- Immaculate breakfasting kitchen
- Four well-proportioned bedrooms
- Three bathrooms

All fitted carpets, curtains, integrated kitchen appliances, washing machine and wall units in bathrooms will be included, while other items of furniture can be available with separate negotiation. EPC Rating D.



Inveresk is a charming conservation village situated to the south of Musselburgh, close to open countryside and the winding pathway of the River Esk. Places of interest in the village include a late Georgian church, St Michael's, and the beautiful Inveresk Lodge Garden, run by the National Trust. Neighbouring Musselburgh offers a wide variety of amenities including banking and post office facilities, shops, supermarkets and schooling including the prestigious Loretto School. The Fort Kinnaird leisure complex is also easily accessible. The property is also ideally placed for those connected to Queen Margaret University. An efficient public transport system operates to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach. For those seeking an alternative method of transport, Musselburgh has a train station. The open countryside, excellent beaches along the nearby Forth coastline, the East Lothian golf courses and Musselburgh Race Course offer plenty of leisure opportunities.



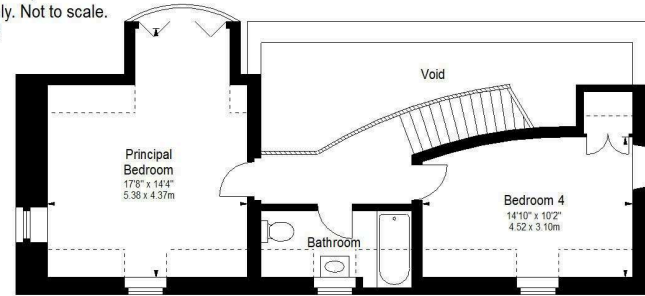




Midfield,
Carberry Road,
Inveresk,
Musselburgh,
EH21 8PS



Approx. Gross Internal Area
2620 Sq Ft - 243.40 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor