



23 Denholm Road
MUSSELBURGH | EH21 6TS


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This charming three-bedroom semi-detached home is situated in the highly sought-after East Lothian town of Musselburgh. Offering an ideal combination of comfort and modern living, the property is perfect for families and professionals alike.

The property boasts a bright and spacious living room, flooded with natural light and offering a warm and inviting space to relax. The living room flows seamlessly into the open-plan kitchen/dining room, providing a fantastic setting for entertaining and family meals. The kitchen is modern and stylish, featuring sleek white units, ample counter space, and quality fittings. From the dining area, there is convenient access to a well-appointed utility room, which leads directly to the rear garden. The lower level is completed by a handy WC.

The upper level of the property comprises three bedrooms, including two generous double bedrooms and a versatile third bedroom, ideal for use as a nursery, home office, or guest room. The master bedroom is particularly spacious, offering plenty of room for additional furnishings. Completing the upper level is the family bathroom, which is both contemporary and neutrally decorated, featuring a separate bath, shower and electric heated floor.

Externally, the property benefits from well-maintained front and rear gardens, in addition to the rear garden which includes pop-up sprinklers, providing outdoor space for relaxation or recreation. Additionally, there is a garage, and driveway. This attractive home is located close to amenities, schools, and transport links, making it a perfect choice for modern family living. In brief it comprises:

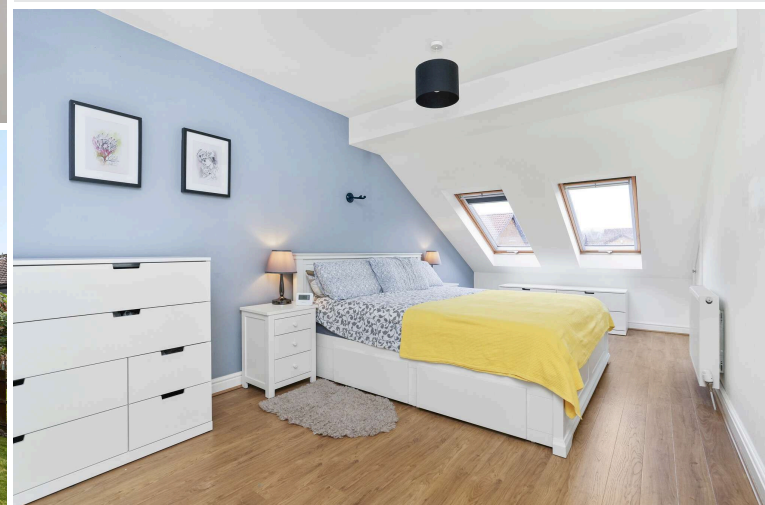
- Welcoming hall.
- Bright and spacious living room.
- Open plan kitchen/dining room with sleek white units.
- Useful utility room with direct garden access.
- Three bedrooms, two doubles and a versatile third bedroom.
- Modern family bathroom, neutrally decorated with both shower and bath.
- WC on the lower level.
- Gas central heating and double glazing.
- Front and rear garden.
- Driveway and garage.

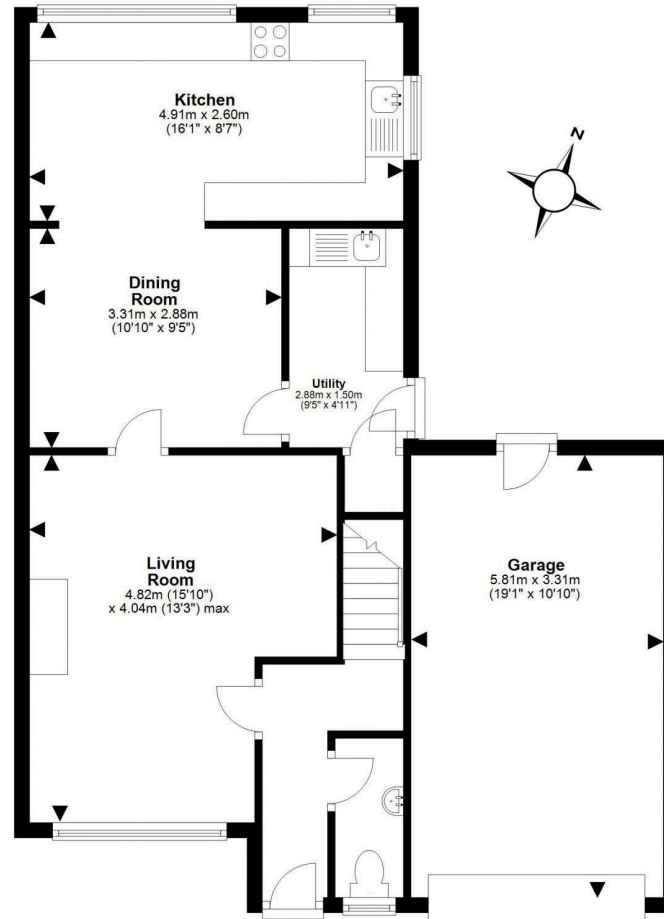
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



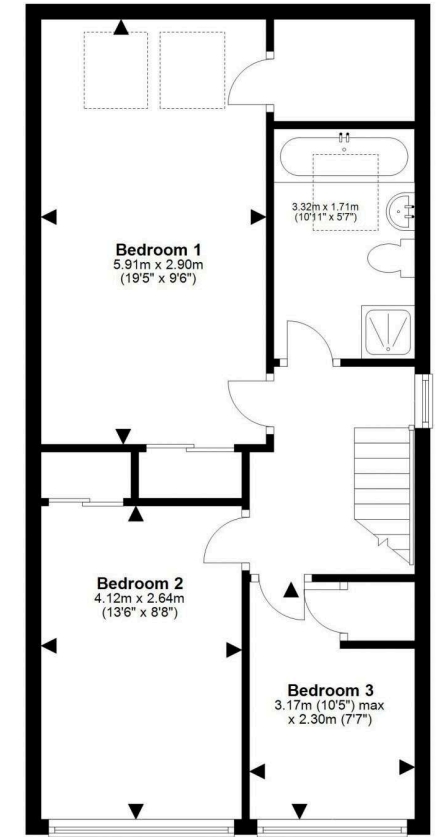
Extras: All light fittings, curtains, blinds, integrated kitchen appliances, wall-mounted TV bracket, a corner sofa and an electric fireplace. EPC band C

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. The property is just a few minutes away from Newhailes Park. The park offers a playground, baby-changing facilities, a family- and dog-friendly cafe, and weekend markets.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.