



13 Albert Terrace,
MUSSELBURGH | EH10 5EA


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Set in the heart of Musselburgh in a handsome Victorian street occupying a prime plot overlooking the historic racecourse and golf course is this spacious end terraced home. Boasting a wealth of period features, front and rear gardens and a separate garage this fine property - split over three levels would make an ideal home in a tranquil, yet well-connected location.

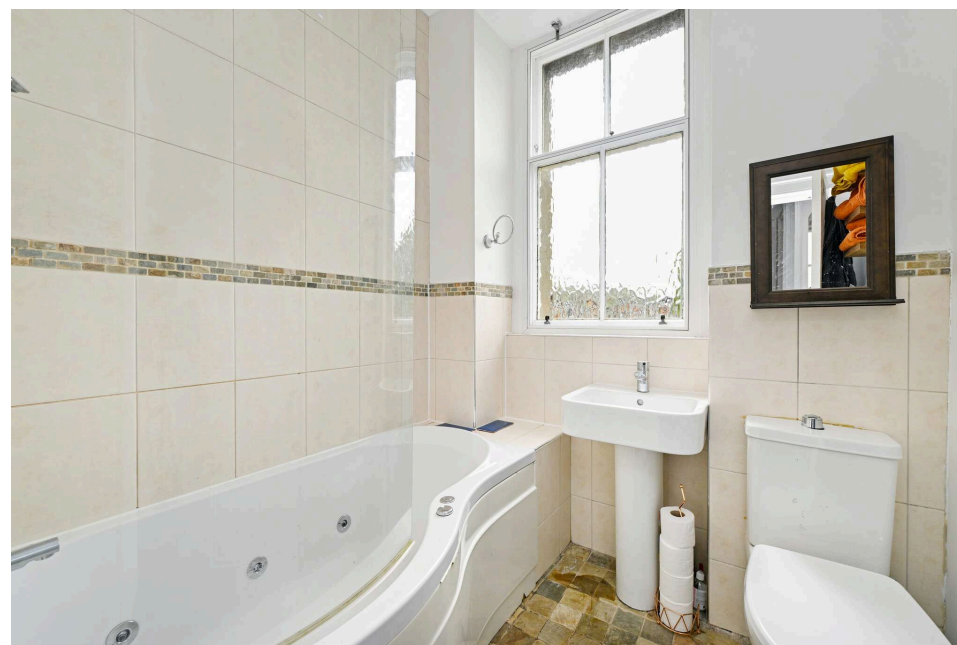
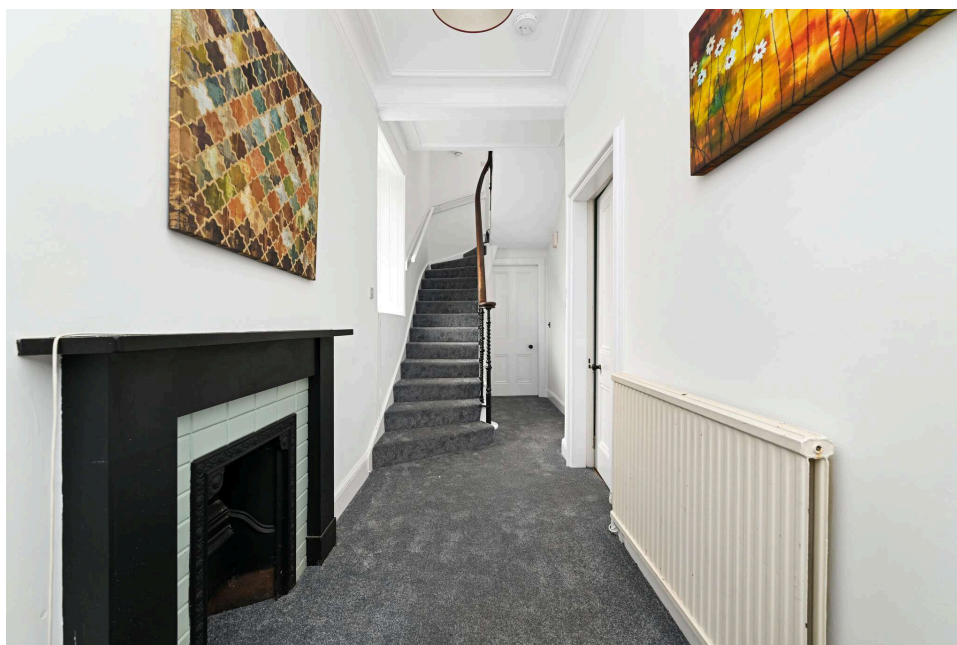
The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with detailed cornicing and feature wood burning stove, a contemporary dining kitchen with attractive units, generous dining space and garden access and the ground level is completed by a useful W/C. The first floor enjoys a grand twin windowed sitting room or further bedroom, two further double bedrooms and a main bathroom. The top level completes the accommodation with two further double bedrooms, a study and ample storage space. Externally the fully enclosed South facing rear garden is mainly laid to lawn with a lovely decked area for al fresco dining.

All items can be included in sale apart from lampshade in living room and blanket box in the bedroom. EPC Rating D.

There are no factoring charges associated with this property.

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





- Stunning end terraced Victorian home overlooking the golf and racecourse
- Separate garage and walled front and rear gardens
- Set in the heart of sought-after Musselburgh
- Fine period features, high ceiling and ornate cornicing
- Welcoming hallway
- Bright bay windowed lounge with wood burning stove
- Contemporary dining kitchen
- Five double bedrooms or four with an additional sitting room
- Stylish bathroom and a useful W/C
- South facing garden laid to lawn with delightful decked area



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. Musselburgh also provides schools in both the state and private sector.







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