



COULTERS[©]

ESKSID WEST

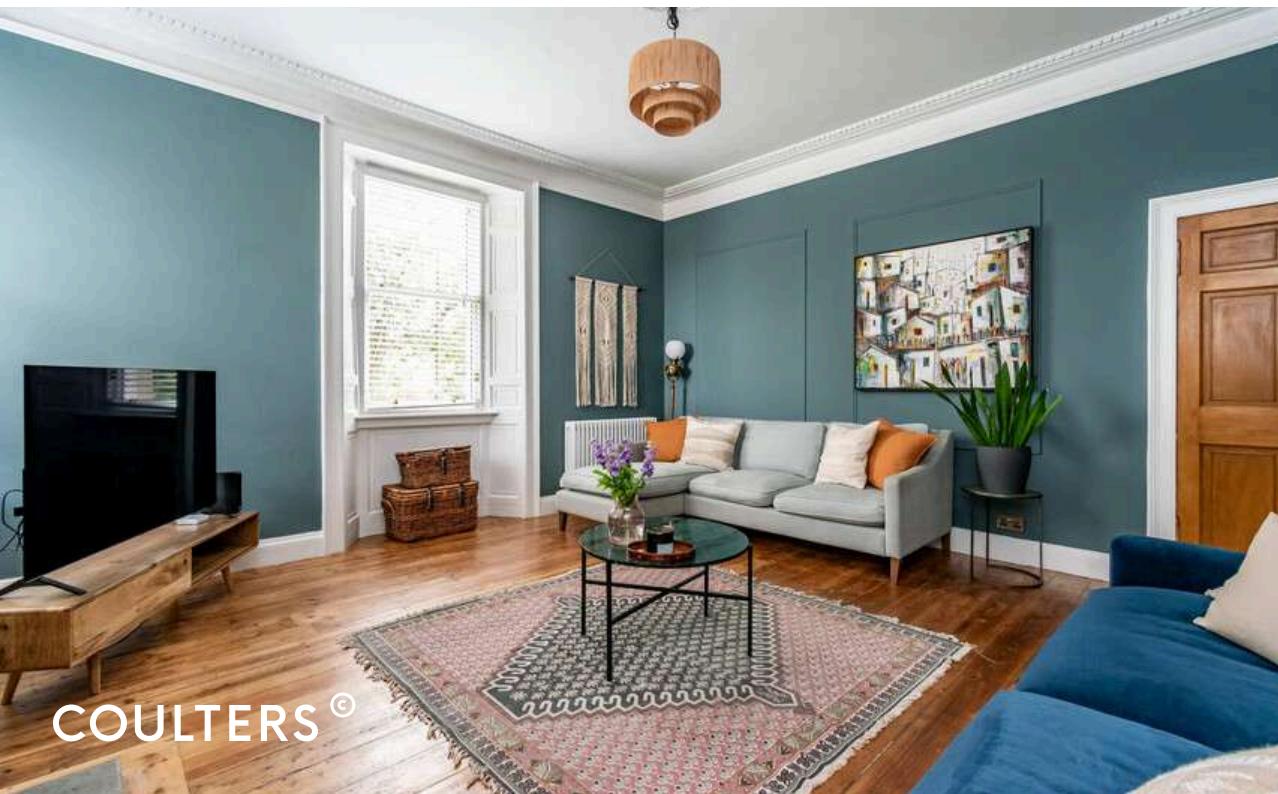
57 ESKSID WEST

MUSSELBURGH, EAST LOTHIAN, EH21 6RA

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

A stylish and spacious four-bedroom period home that has been carefully upgraded with quality fixtures and fittings throughout to create a generous and welcoming home with an appealing layout.

To the rear is a charming, enclosed, mature garden with two patio areas, a timber garage and off street parking.

KEY FEATURES



Stunning upgraded house with stylish finishes



Four double bedrooms



Enclosed mature garden to rear



Unrestricted on street parking



Within the heart of Musselburgh



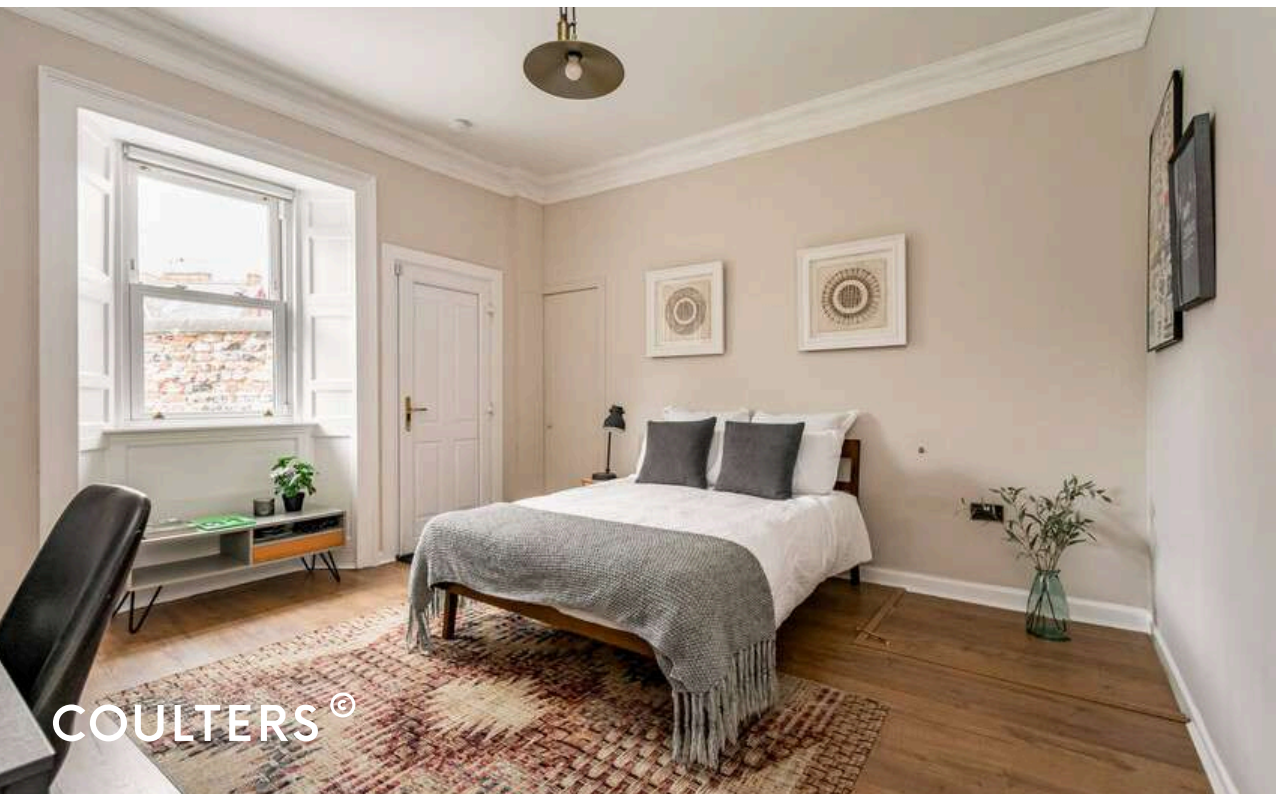
Easy access to local amenities



The accommodation which retains original features comprises; welcoming entrance hallway; sitting room with twin windows to the front and wood burning stove, large kitchen/dining/family room with island, excellent storage, and ample room for dining and relaxing, patio doors lead directly to the garden; a flexible double bedroom 4/snug with access to a WC is also located on the ground floor.

Upstairs the principal bedroom benefits from an en suite shower room, there are two further large double bedrooms and a modern family bathroom with free standing bath and separate shower. There is a useful cellar accessed from bedroom 4.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant.

There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.

Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.

EXTRAS

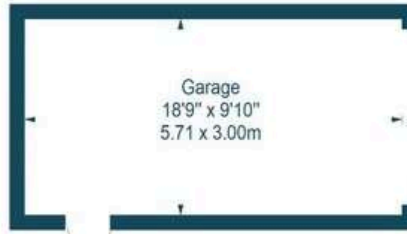
All integrated appliances, light fittings, blinds and fitted floor coverings are included in the sale price.



**Ekside West,
Musselburgh,
East Lothian, EH21 6RA**



Approx. Gross Internal Area
2100 Sq Ft - 195.09 Sq M
For identification only. Not to scale.
© SquareFoot 2024



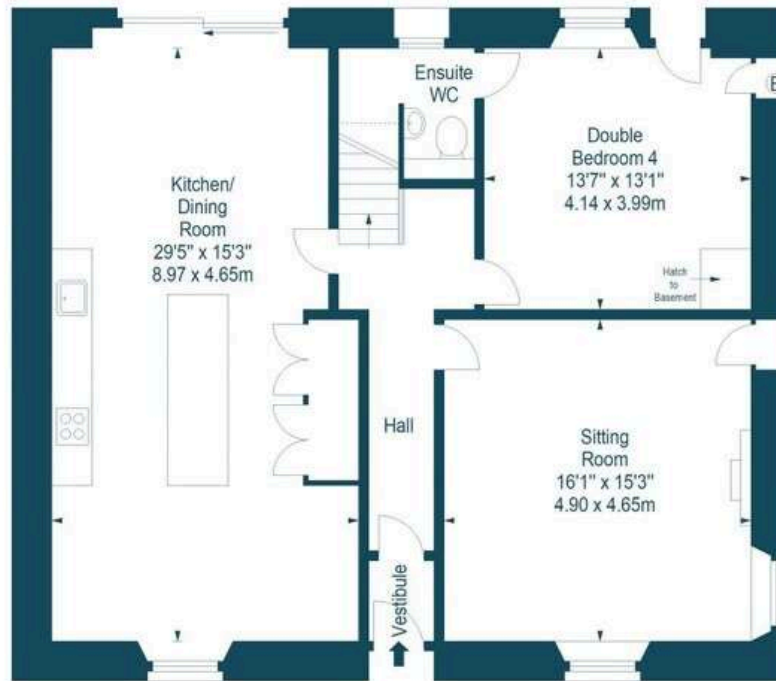
Ground Floor



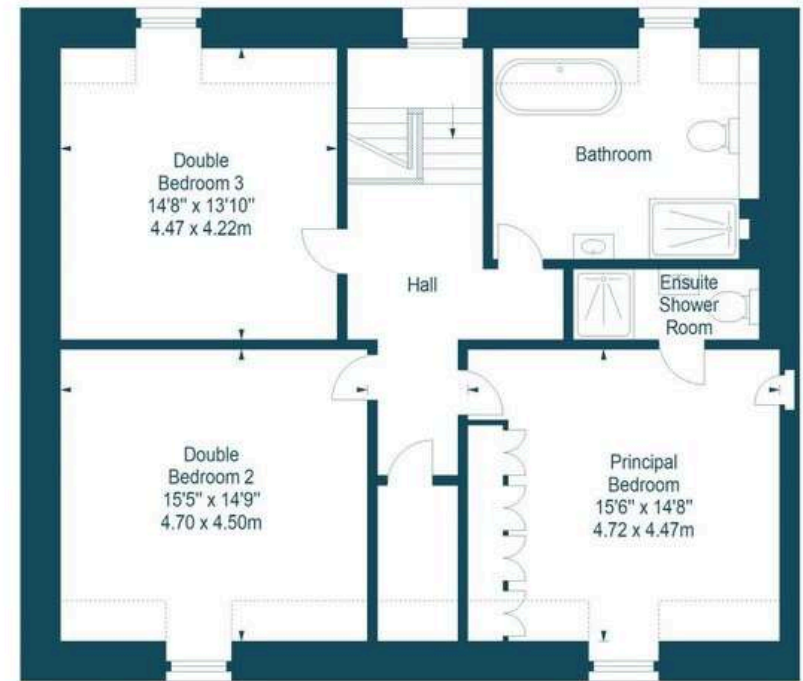
Basement
Approx. Gross Internal Area
225 Sq Ft - 23.69 Sq M
Garage
Approx. Gross Internal Area
183 Sq Ft - 17.00 Sq M



Basement



Ground Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.