

COULTERS<sup>©</sup>

# 1 VICTORIA TERRACE

MUSSELBURGH, EAST LoTHIAN, EH21 7LW

 5 BED  1 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

1 Victoria Terrace is a stunning double upper flat located in the highly desirable area of Musselburgh, offering breath taking open views over the historic Musselburgh Racecourse.

Beautifully presented throughout, this charming home provides spacious, family-sized accommodation over two levels. To the rear, a mature private garden features a patio, lawn, and summer house. The property also benefits from a small front garden and ample on street parking.



## KEY FEATURES



Double upper period family home



Five bedrooms



Private rear garden



On street parking



Within a short walk of all local amenities



Beautiful open views



EPC Rating - D



Council Tax Band - E









## MORE INFORMATION

The accommodation comprises: a welcoming entrance stairway leading to the first floor; a bright and elegant sitting room with a bay window framing picturesque views of the Racecourse; a stylish breakfasting kitchen with a generous range of contemporary units, 5-ring gas hob, eye-level oven, and central island; open-plan access to a versatile dining/family room with a gas fire and window seat; a study/fifth bedroom; and a modern family bathroom with a three piece suite.

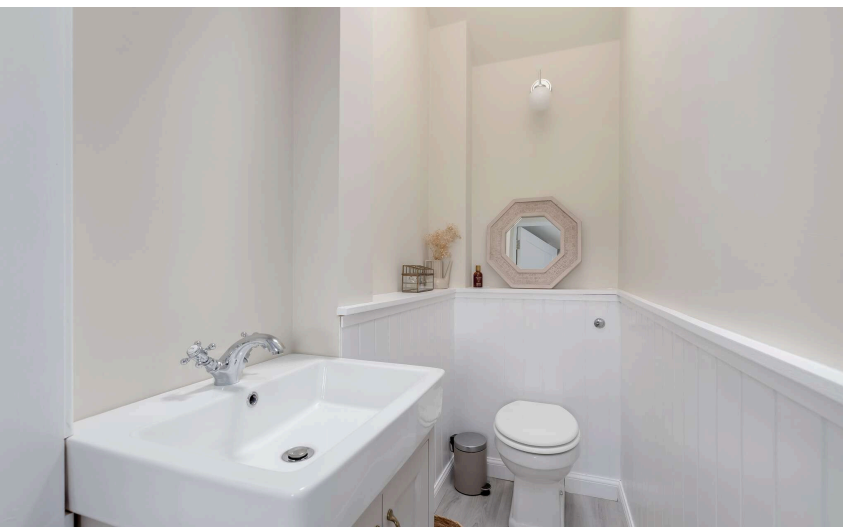
The upper floor hosts the principal bedroom with fitted wardrobes and en-suite WC, along with three additional well-proportioned bedrooms.

The home is rich in period character, showcasing features such as ornate cornicing, stained glass windows, a wrought iron staircase, and original fireplaces offering the perfect blend of traditional charm and modern comfort.

It has gas central heating on the first floor, and electric heaters on the top floor. There is a combination of single glazed Sash and Case windows and double glazed Velux.















## 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 directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian.

Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach.



Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive.

Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

## EXTRAS

All integrated appliances, window coverings and light fittings are included in the sale price.

**HOME REPORT VALUATION: £450,000**

Victoria Terrace,  
Musselburgh,  
East Lothian, EH21 7LW



Approx. Gross Internal Area  
1603 Sq Ft - 148.92 Sq M  
For identification only. Not to scale.  
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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.