

COULTERS[©]

66 WEST HOLMES GARDENS

MUSSELBURGH, EH21 6QH

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A generous three/four bedroom B Listed, period end terraced home situated within a desirable conservation area in Musselburgh. The property benefits from an appealing and flexible layout, high ceilings and light decoration with a delightful blend of traditional and modern finishes throughout.

To the front is a mature well stocked area of garden planted with a variety of perennials and shrubs with a seating area, there is also a sheltered courtyard to the side.

Planning permission has been granted to alter the courtyard boundary to create a larger space and also to create an ensuite in double bedroom 1 - East Lothian Council Planning Ref No: 22/00813/P.

KEY FEATURES



Stylish and unique period end terraced house.



Two impressive receptions rooms.



Unrestricted on street parking.



EPC Rating - E



Three generous double bedrooms.



Additional study.



Desirable location close to amenities and river.



Council Tax Band - E



This unique property, with impressive original features, comprises - welcoming entrance hallway with understairs cupboard; sitting room with large bay window and fireplace inset with a contemporary wood burning stove; generous dining room/double bedroom 4 with fitted shelving; well planned kitchen/breakfast room with quality units, excellent storage and ample room for dining, a useful utility provides further storage with a WC off and direct access to the courtyard; a staircase from the kitchen leads to a study area with fitted shelving. Upstairs there are three generous double bedrooms, and a modern bathroom with shower over bath. A loft ladder leads to the loft space which the current owner has used in a variety of ways and provides further useful space with ample storage.

The property benefits from gas central heating, the majority of the windows are double glazed.



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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. There are 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.

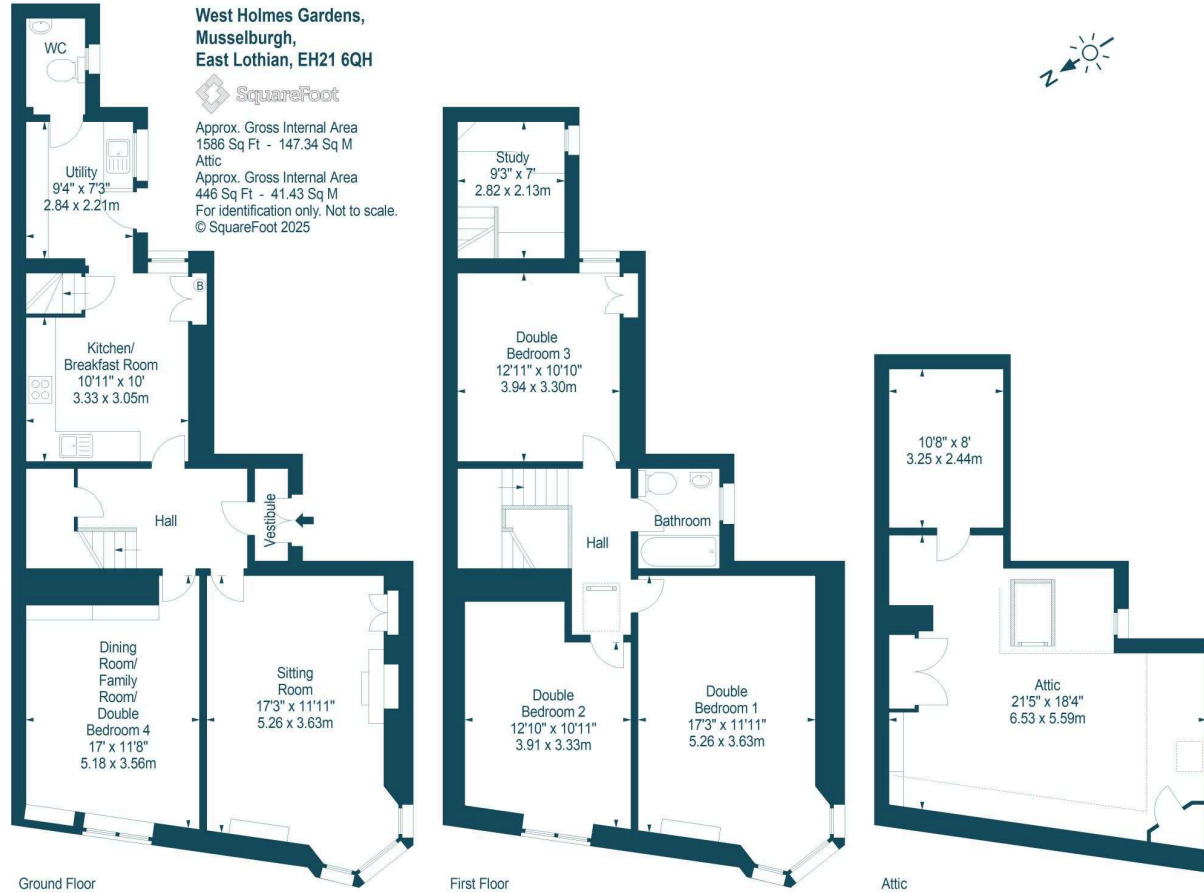
Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS

The kitchen appliances (fridge, freezer, dishwasher and washing machine) blinds and light fittings are included in the sale price as are all curtains except the one in the hall. The fitted bookcases in the sitting room and dining room will remain but the shelves in bedroom 3 will be removed. The tumble dryer is excluded.







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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.