

COULTERS[©]

84 INVERESK ROAD

MUSSELBURGH, EAST LoTHIAN, EH21 7BQ

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

84 Inveresk Road is a beautifully upgraded end-terraced family home that seamlessly blends contemporary comfort, style with outstanding energy efficiency. Every aspect of this property has been thoughtfully transformed to deliver exceptional living standards, including enhanced insulation and a modern hybrid heating system consisting of an air source heat pump paired with a gas-fired boiler — a combination that ensures a more sustainable lifestyle.

KEY FEATURES



Beautifully renovated end terraced house.



Five bedrooms, one with an en-suite.



Private front and rear gardens.



Double garage and driveway.



Energy efficient enhancements have been completed throughout.



Excellent amenities and transport links nearby.



EPC Rating - E



Council Tax Band - G





Inside, the home offers versatile living spaces designed for both family life and entertaining. A large sitting room with bay window and a log-burning fire creates a warm and inviting focal point, while a conveniently located bathroom on the ground floor adds practicality for everyday use.

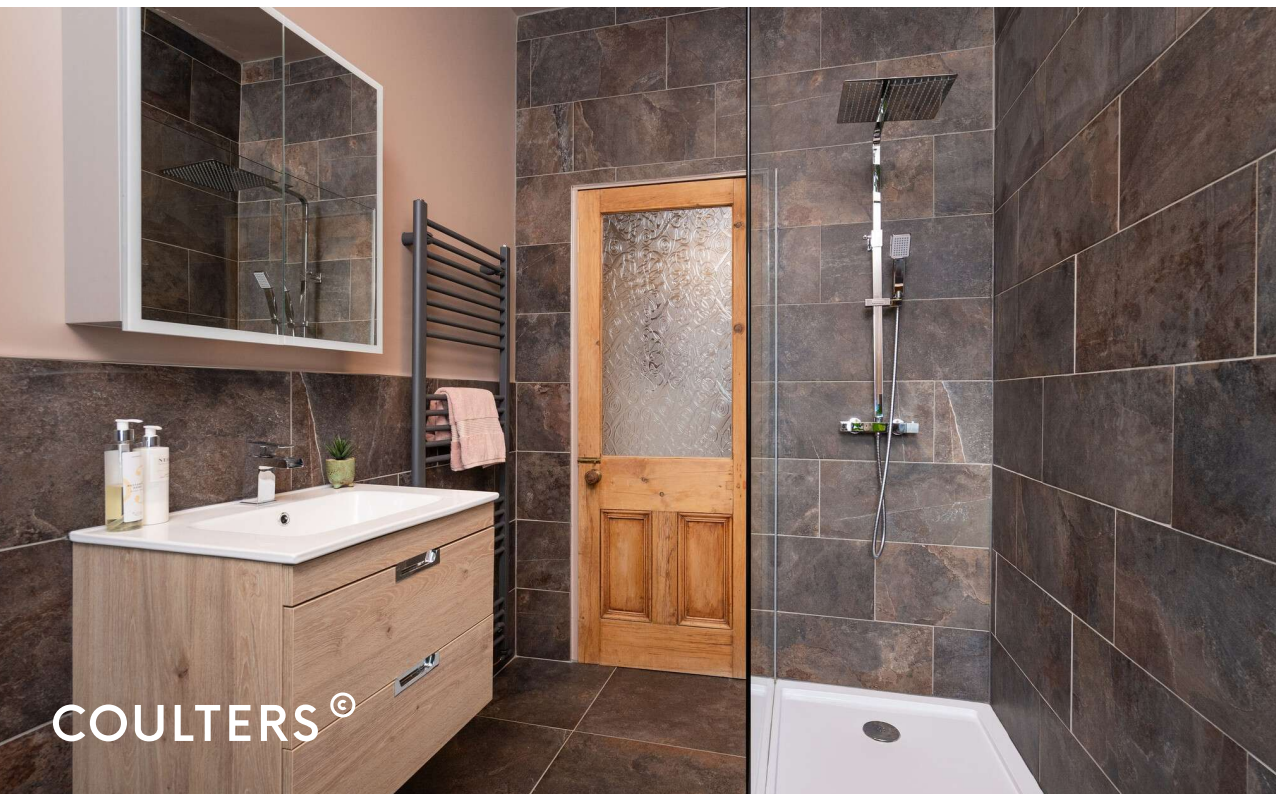
The heart of the home unfolds in a superb open-plan layout where the family room flows effortlessly into the dining space and the kitchen, with a utility room discreetly positioned off to keep chores organised and out of sight.





MORE INFORMATION

The incredible bright and spacious principal bedroom is a private retreat, complete with a modern ensuite and an adjoining versatile large home office or bedroom. On the first floor, there are three further well-appointed double bedrooms and a contemporary family shower room with a walk-in shower, providing ample accommodation for family and guests. The home has been refurbished throughout, with high-quality finishes and modern fixtures carried seamlessly from room to room.



Externally, the property is complemented by a private driveway and double garage with electricity, offering secure and convenient parking alongside additional storage space which is a rarity in the area. The property further benefits from a well maintained south facing garden with lawn and separate decking area creating the perfect space for alfresco dining.







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 providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network, available from outside the property, which offers regular day and evening services.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds (excluding family room and Bedroom 3 curtains), and light fittings are included in the sale price. The free standing fridge freezer is available by separate negotiation.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,247 SQ FT / 209 SQ M
 GARAGE 302 SQ FT / 28 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

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.