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# 1A VICTORIA TERRACE

MUSSELBURGH, EAST LOTHIAN, EH21 7LW

3 BED

3 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Occupying a prime position within one of Musselburgh's most desirable residential terraces, this impressive three-bedroom home offers substantial and highly adaptable accommodation arranged over two well-considered floors. Combining elegant reception space with contemporary open-plan living and direct garden access, the property is ideally suited to families, professionals or those seeking adaptable space.



## KEY FEATURES

- Spacious garden and ground floor flat.
- Three generous double bedrooms, one with an en-suite.
- Private rear gardens.
- Unrestricted on street parking.
- Within a short stroll of Musselburgh Lagoons.
- Excellent amenities and transport links nearby.
- EPC Rating - C
- Council Tax Band - E



The ground floor hosts an impressive drawing room, providing a refined and welcoming principal reception space with open views, natural light and generous proportions, ideal for both formal entertaining and everyday living. This level also accommodates a well-sized double bedroom, offering flexibility for guest use, home working or multi-generational living, together with a conveniently located WC.

The garden floor forms the heart of the home and has been thoughtfully designed to maximise both space and connection to the outdoors. Here, the principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat.



## MORE INFORMATION

The standout feature of this level is the expansive open-plan kitchen, dining and sitting room, a superbly sociable space that enjoys direct access to the rear garden. This seamless link between indoor and outdoor areas enhances the sense of flow and makes the space ideal for entertaining, family life and relaxed day-to-day living. Completing the garden floor is a notably large bathroom alongside a utility space, providing excellent practicality and storage.

Externally, the property is complemented by private garden areas, offering valuable outdoor space in this central and highly sought-after location. The property further benefits from unrestricted on-street parking.

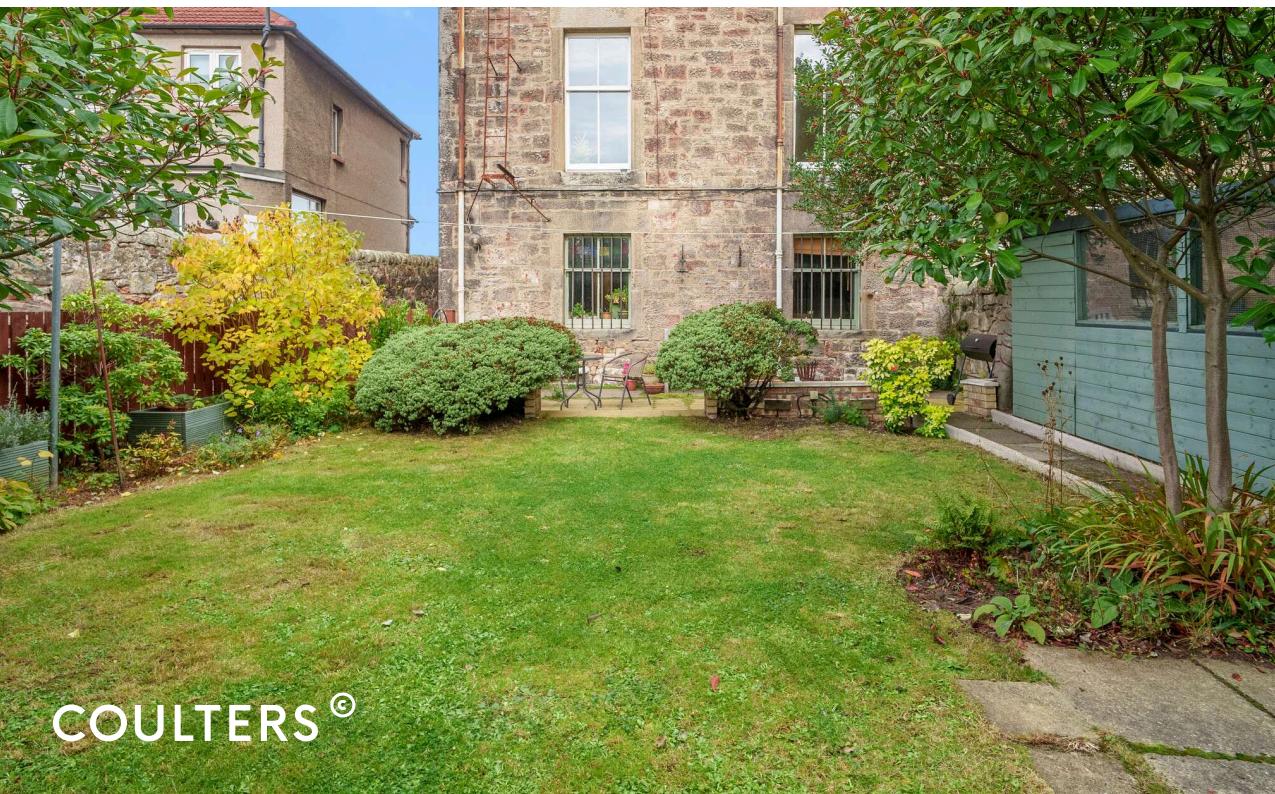






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## THE LOCAL AREA

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. 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.

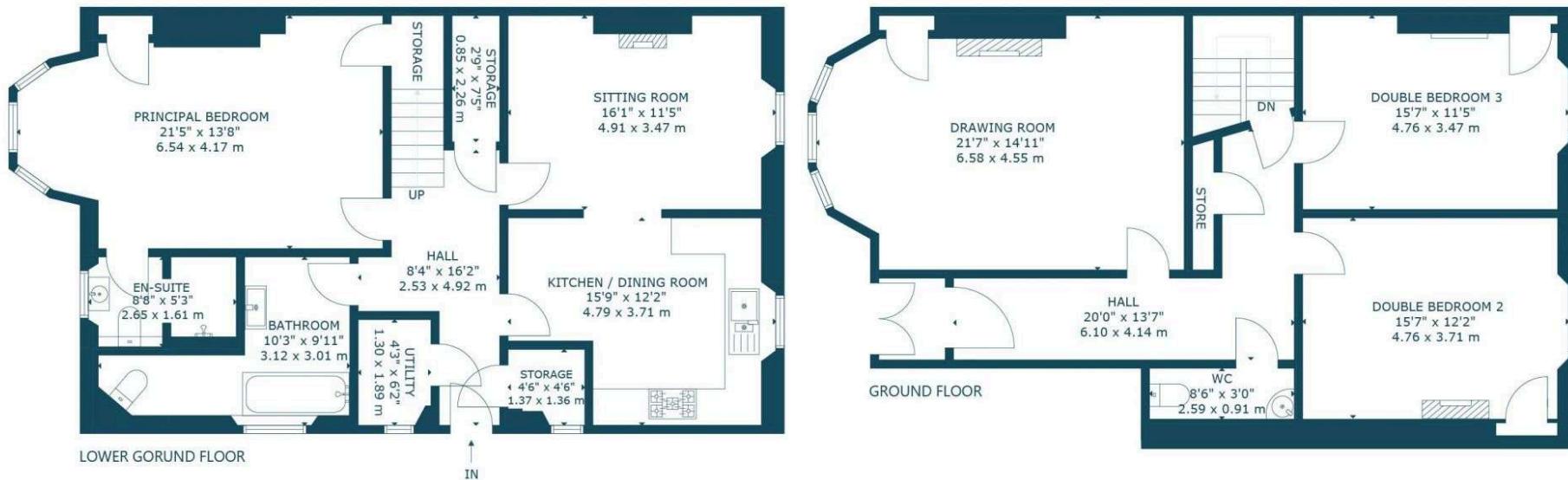
Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive.

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. The shelves in the sitting room are not included within the sale.



1A VICTORIA TERRACE, MUSSELBURGH, EH21 7LW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,920 SQ FT / 179 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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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.