

COULTERS[©]

7 ESKSIDE WEST

MUSSELBURGH, EAST LOTHIAN, EH21 6HZ

 3 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Nestled on the banks of the picturesque River Esk, 7 Eskside West presents a rare and exciting opportunity to acquire a traditional detached cottage occupying an expansive plot. This charming three-bedroom property combines classic character with incredible potential, offering the perfect canvas for those looking to create their dream bespoke home in a highly sought-after riverside location.

KEY FEATURES



Detached bungalow situated on the edge of Esk River.



Three generous double bedrooms.



An exceptional wrap around garden.



Double garage and private driveway parking.



Within walking distance of all amenities.



Musselburgh Beach and Harbour nearby.



EPC Rating - D



Council Tax Band - G





Upon entering, you are greeted by a formal sitting room that exudes traditional elegance. This beautiful space is flooded with natural light courtesy of a large bay window. The room is rich in period character, boasting original cornicing, a feature fireplace, and two classic Edinburgh presses.

In addition to the formal sitting room, the ground floor features a generous family room that flows seamlessly into the kitchen. The kitchen provides direct access to the garden and leads through to a bright sunroom, which in turn opens into a dedicated dining room, creating a wonderful flow for both everyday family living and entertaining.





MORE INFORMATION

The property offers three exceptionally generous bedrooms, each providing a comfortable and restful retreat, alongside a well-appointed family bathroom. Adding further versatility to the home is a large attic room, which holds immense potential to be converted into an additional bedroom, a home office, or a flexible living space depending on your needs.



Externally, the magnificent wrap-around garden is a standout feature of the property. Beautifully presented and meticulously maintained, the outdoor space boasts lawn areas complemented by an array of mature shrubs and trees, offering a private and tranquil sanctuary. The grounds also include a large double garage and a spacious driveway providing ample off-street parking, all securely accessed via a private gated entrance.





COULTERS ©

COULTERS ©



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 which offers regular day and evening services.



EXTRAS

All fitted floor coverings, curtains, blinds, light fittings and all kitchen appliances are included within the sale.

Please note the dog grate in the fire place in the sitting room is not included in the sale.

HOME REPORT VALUATION: £650,000



7 ESKSIDE WEST, MUSSELBURGH, EAST LOTHIAN, EH21 6HZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,085 SQ FT / 193 SQ M
 GARAGE 334 SQ FT / 31 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 [01316037333](tel:01316037333)

 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.