



Leerig, 49 Ravensheugh Road
Musselburgh, EH21 7PY

A

"Leerig, 49 Ravensheugh Road, is a beautifully proportioned stone-built detached family home"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DRAWING ROOM
- KITCHEN DINER
- UTILITY ROOM
- SUN ROOM/DINING ROOM
- DOWNSTAIRS W.C.
- DOWNSTAIRS BATHROOM
- 4 DOUBLE BEDROOMS
- STUDY
- UPSTAIRS SHOWER ROOM
- 2 GARAGES
- GYM
- EXTENSIVE FRONT, SIDE AND REAR GARDENS





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LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

DESCRIPTION

Leerig, 49 Ravensheugh Road, is a beautifully proportioned stone-built detached family home set within a generous plot with immaculately maintained grounds. A particular highlight is the superb south-facing walled garden, thoughtfully landscaped with mature planting to create a private and tranquil setting, ideal for children's play, outdoor dining and entertaining. From the first floor, the house commands outstanding, uninterrupted views towards Arthur's Seat, the Pentland Hills and over the protected Musselburgh Lagoons Nature Reserve, offering a remarkable natural outlook.



The property offers versatile accommodation, including four well-proportioned bedrooms and three reception rooms, providing flexibility for both family living and entertaining. Further benefits include two garages and ample off-street parking for around six vehicles. Early viewing is strongly recommended to fully appreciate the scale, setting and quality of the property.

The accommodation comprises: entrance vestibule leading to a welcoming hallway, bathed in natural light and featuring a striking, near floor-to-ceiling window on the half landing flooding the space with natural light; front-facing, bay-windowed drawing room with ornate cornicing; adjacent sitting room; kitchen diner with ample floor and wall-mounted units; utility room with access to the side garden; sunroom/dining room with views over the enclosed rear garden; family bathroom; and separate WC completing the ground floor. A wooden balustrade staircase leads to the upper landing with double bedroom 1 with stunning northerly aspects from the bay window; rear-facing double bedroom 2 with garden views and press cupboard; double bedroom 3 with press cupboard; bedroom 4 with study/snug off; and shower room completing the accommodation. Externally, the generous rear garden provides an excellent space for outdoor dining and entertaining. A large patio, accessed directly from the garden room, offers a practical seating area, ideal for use during the summer months. The coastal setting ensures beaches, promenades and scenic walks are close at hand, while the amenities of Musselburgh and Edinburgh, together with transport links, well-regarded schools, golf courses and Musselburgh race course are all easily accessible.

The energy efficiency rating for this property is band D

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.





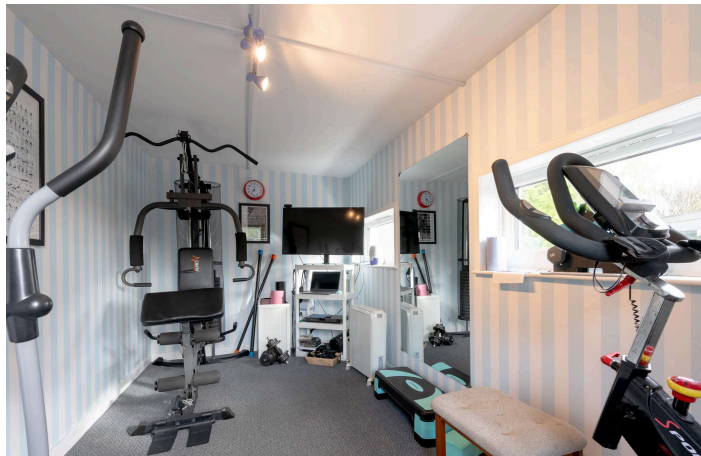
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