

COULTERS[©]

2 SPRINGFIELD STEADING

CARBERRY, EAST LoTHIAN, EH21 8PF

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully situated within the attractive woodland estate of Carberry, 2 Springfield Steading is a well presented four bedroom end-terraced house, offering bright and well proportioned family accommodation in a tranquil setting, while remaining within easy reach of Musselburgh and Edinburgh city centre.

The property is complemented by a delightful wraparound rear garden with a paved terrace and private parking.

KEY FEATURES



Attractive end terraced modern house



Four bedrooms with good storage throughout



Delightful, well established private wraparound garden



Private parking



Idyllic countryside setting within easy reach of local amenities



Well presented, spacious family accommodation



EPC Rating - B



Council Tax Band - E



The contemporary accommodation is arranged over two floors and opens with a welcoming hallway. The spacious sitting room is a comfortable and versatile living space, with French doors opening directly onto the rear garden. The stylish kitchen/dining room provides a sociable space for everyday family life and entertaining.

There are three generous double bedrooms, each benefiting from built-in wardrobes, together with a fourth bedroom/study offering useful flexibility and an ideal space for home working. A shower room and separate family bathroom complete the accommodation.





THE LOCAL AREA

Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh, the East Lothian coast, City bypass and the A1. The charming and historic Carberry country estate boasts an array of delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. Nearby Inveresk and Musselburgh offer a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses.

Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants. Musselburgh provides both primary and secondary schools.

Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, the hob, oven, fridge/freezer, dishwasher, washer dryer, garden shed and storage unit are included in the sale price.

HOME REPORT VALUATION: £430,000

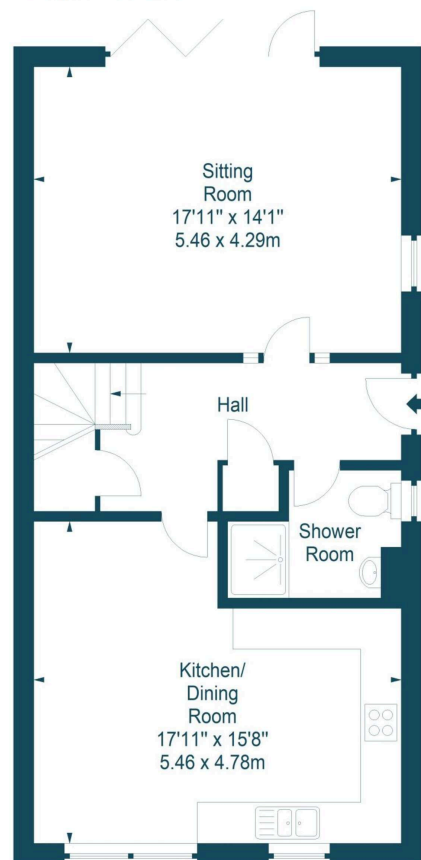




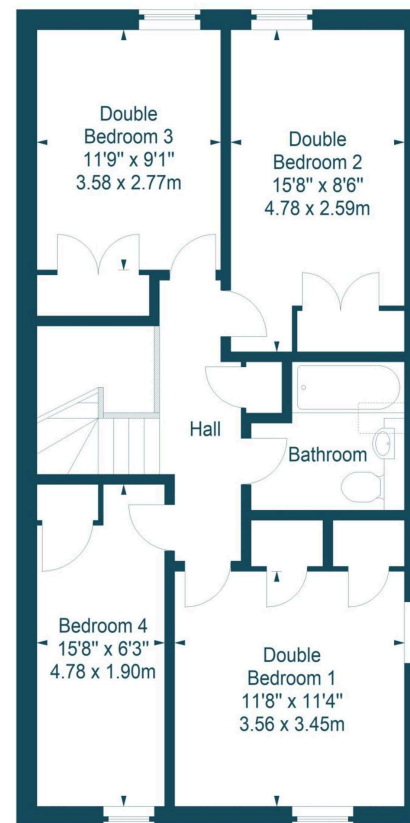
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Carberry,
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Approx. Gross Internal Area
1375 Sq Ft - 127.74 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.