



GENEROUS FAMILY HOME WITH IMPRESSIVE  
DINING KITCHEN AND PRIVATE REAR GARDEN



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





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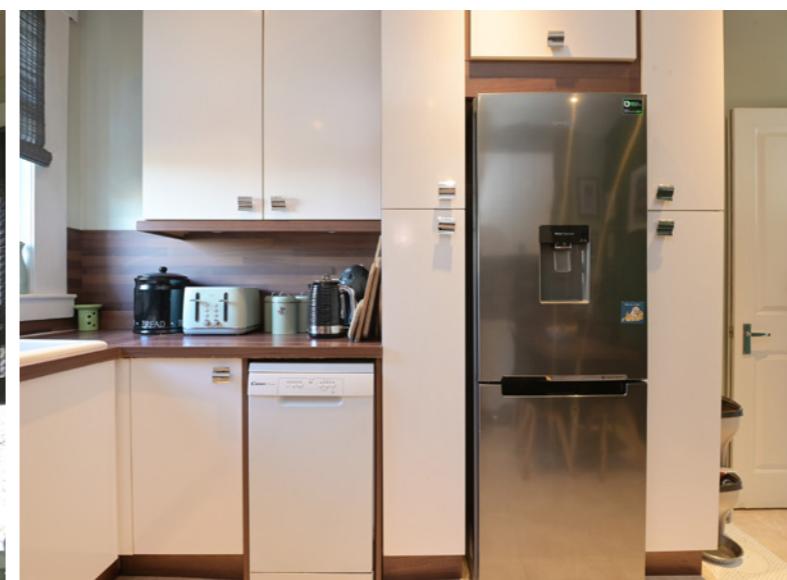


McEwan Fraser Legal is delighted to present this impressive four-bedroom double upper villa, located in the popular coastal town of Musselburgh, which offers generous, well-balanced accommodation arranged over two levels. The property combines spacious living with excellent practicality, making it an ideal home for families or those seeking flexible space.

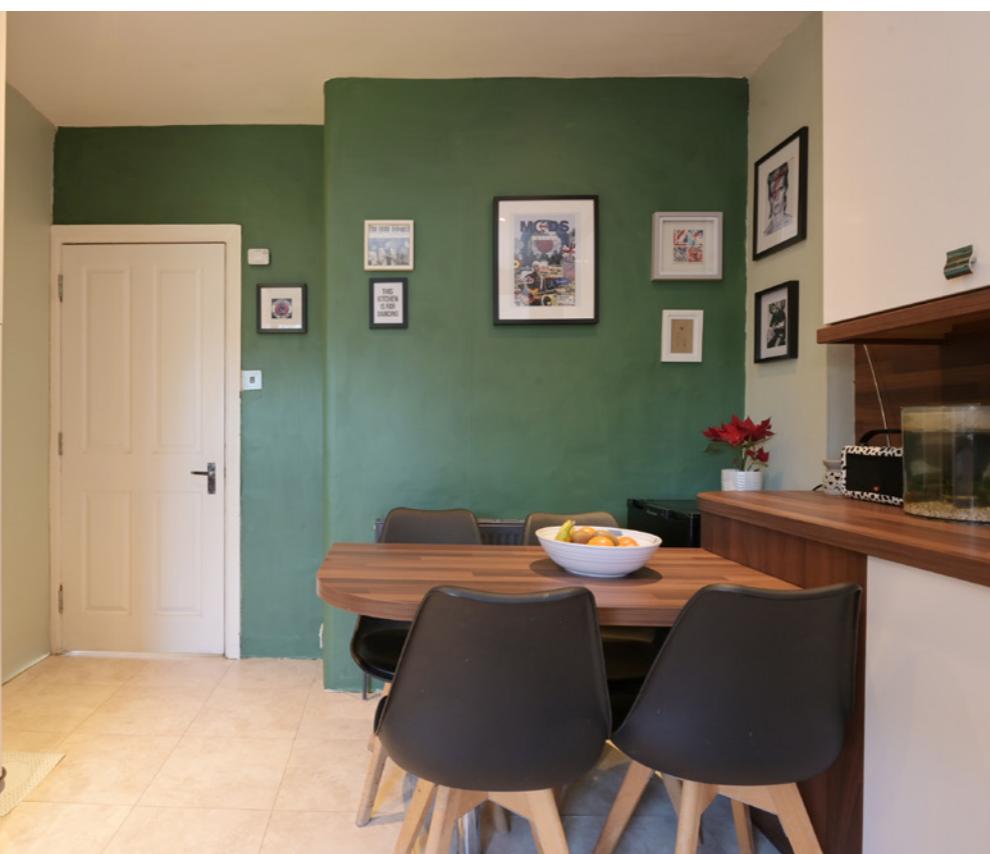
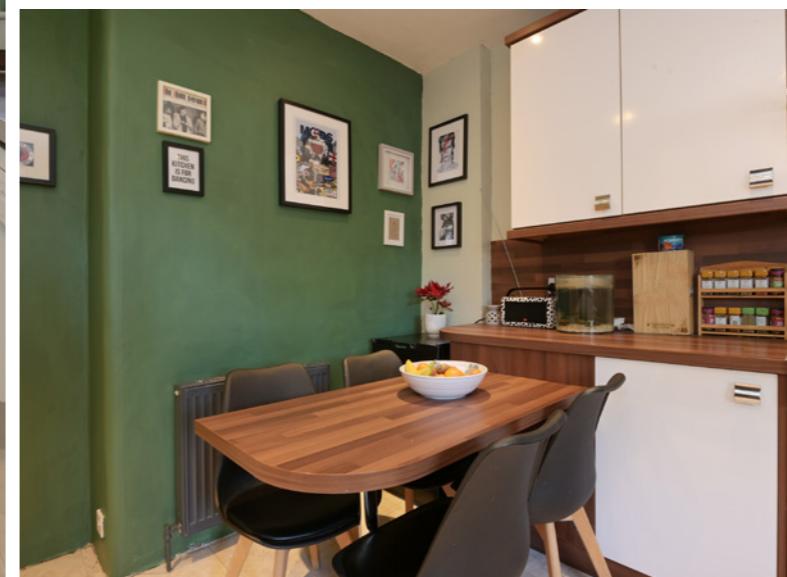
The accommodation features a welcoming entrance and staircase leading to a bright and comfortable living room, perfect for both relaxing and entertaining.



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The impressive kitchen is a real highlight, offering ample worktop and storage space along with plenty of room for a large dining table, creating a sociable heart of the home.



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There are four well-proportioned bedrooms, providing excellent flexibility for family living, home working or guest accommodation.



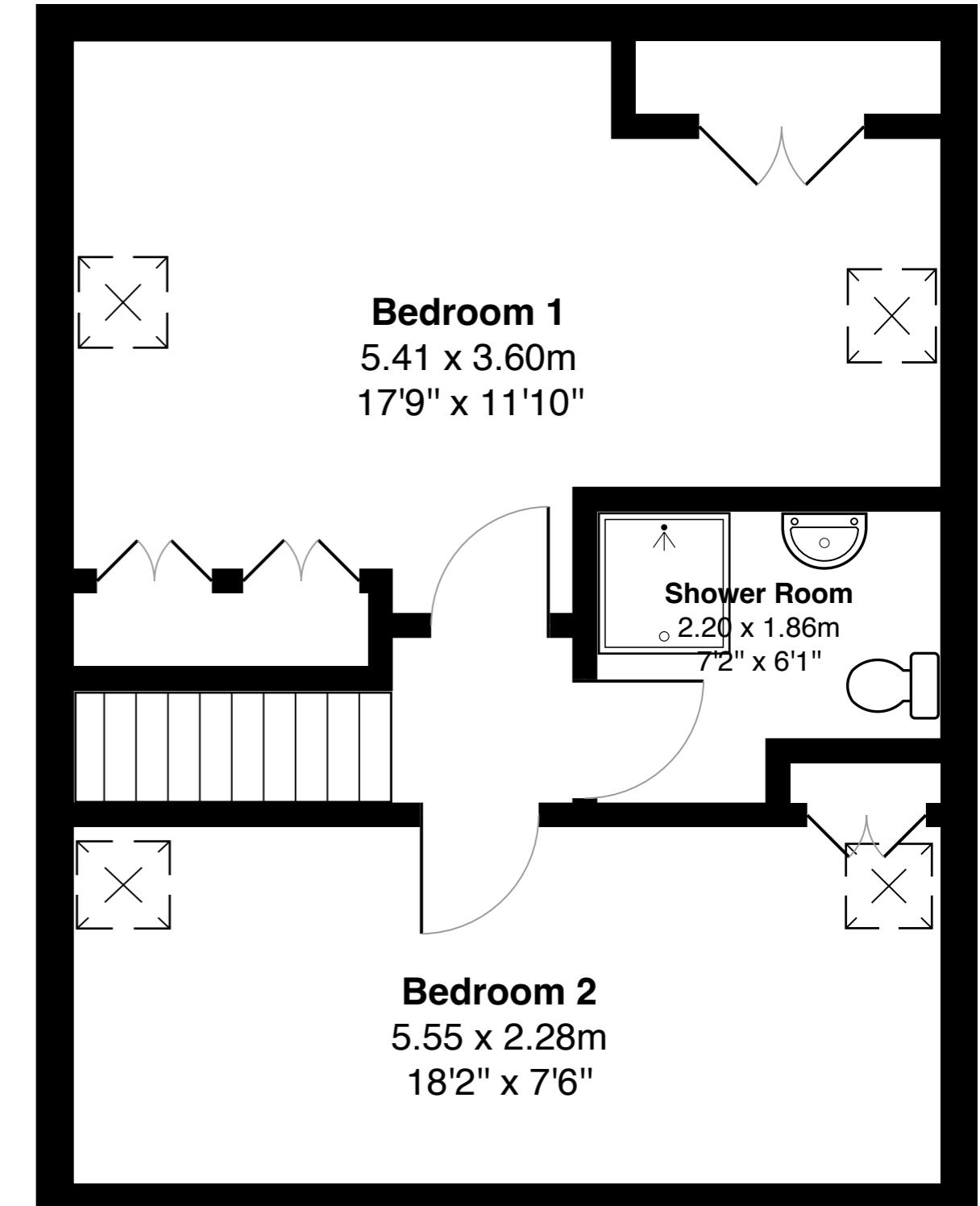
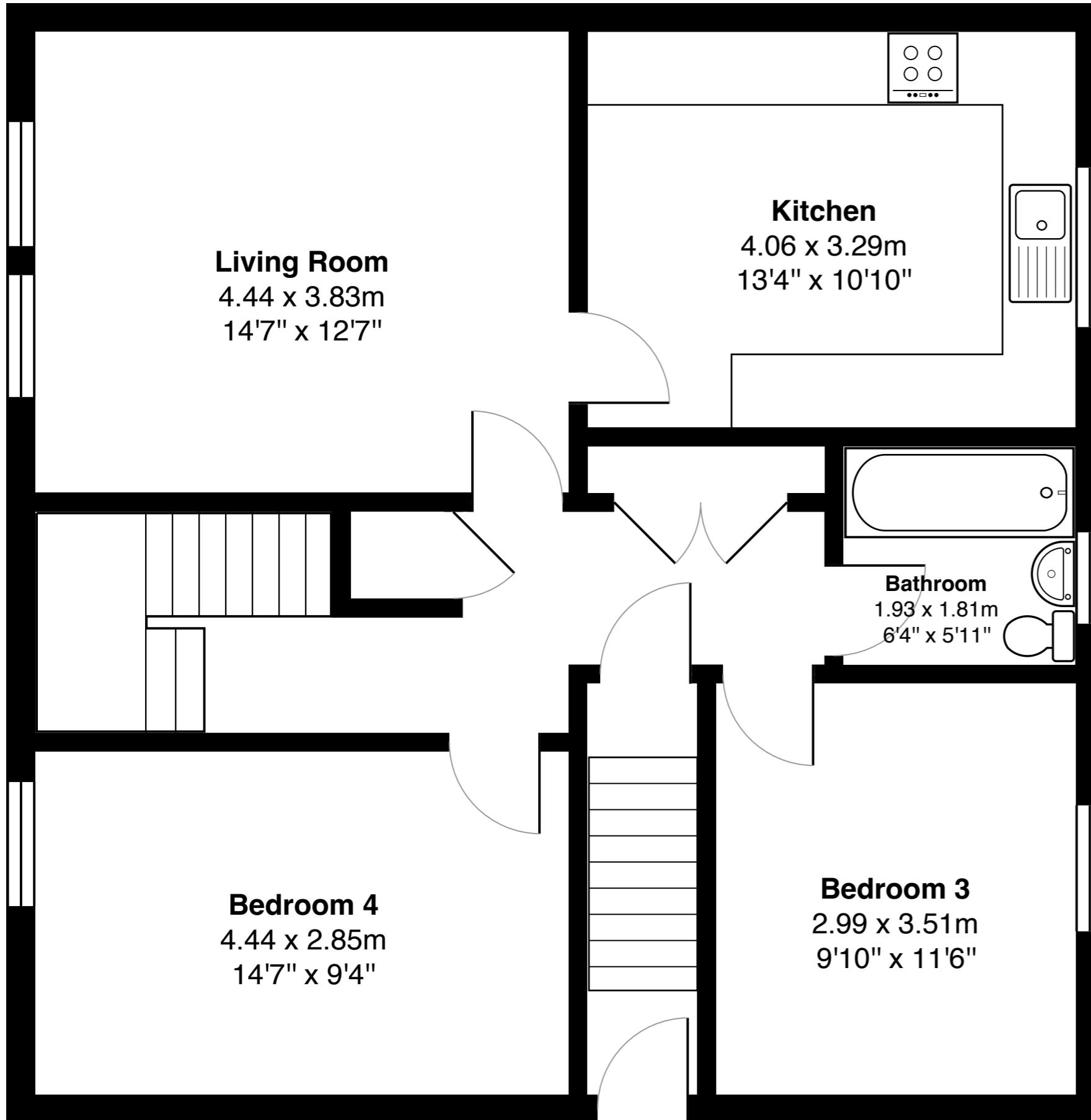


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A family bathroom and upstairs shower room complete the impressive accommodation internally. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency.



Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup>  
EPC Rating: C



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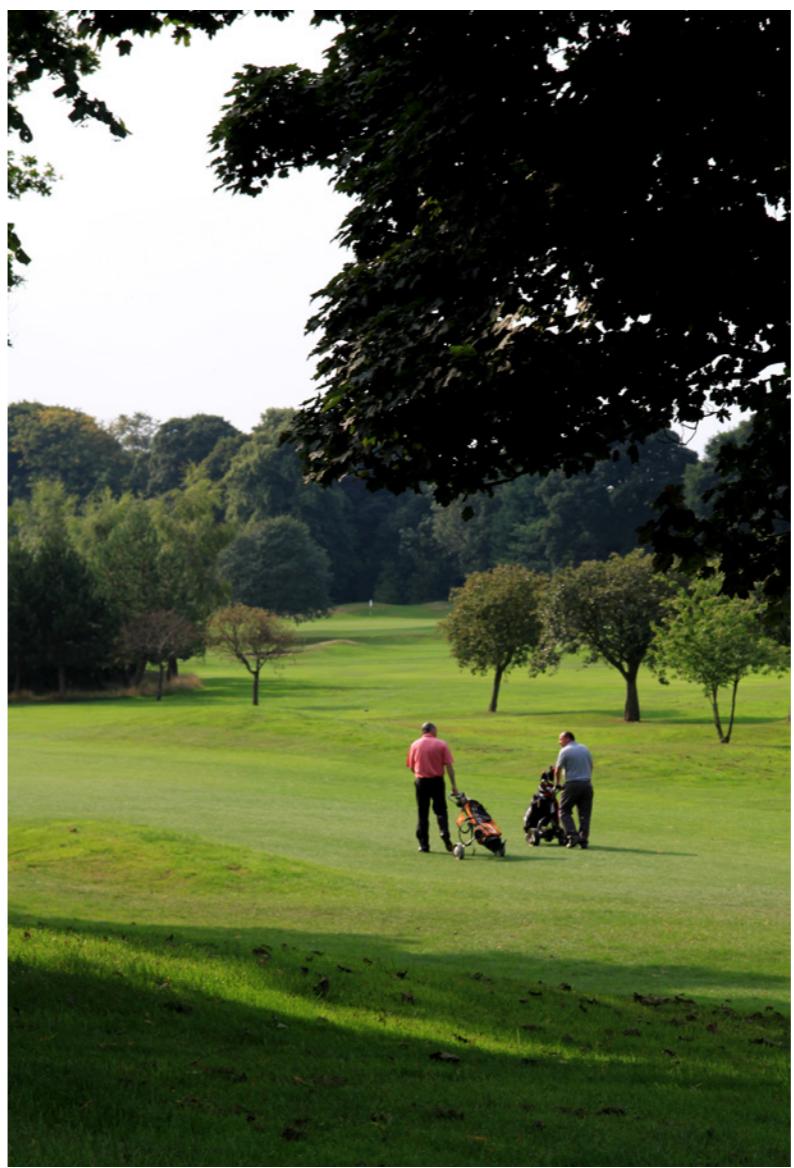
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The property benefits from a private rear garden, suitable for outdoor dining, gardening, or relaxation. The garden features a large storage shed and an adjoining paved, sheltered area at its far end. Ideally positioned near Musselburgh's excellent amenities, reputable schools, efficient transport links, and coastline, this substantial double upper villa presents an exceptional opportunity within a highly sought-after location.



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Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.

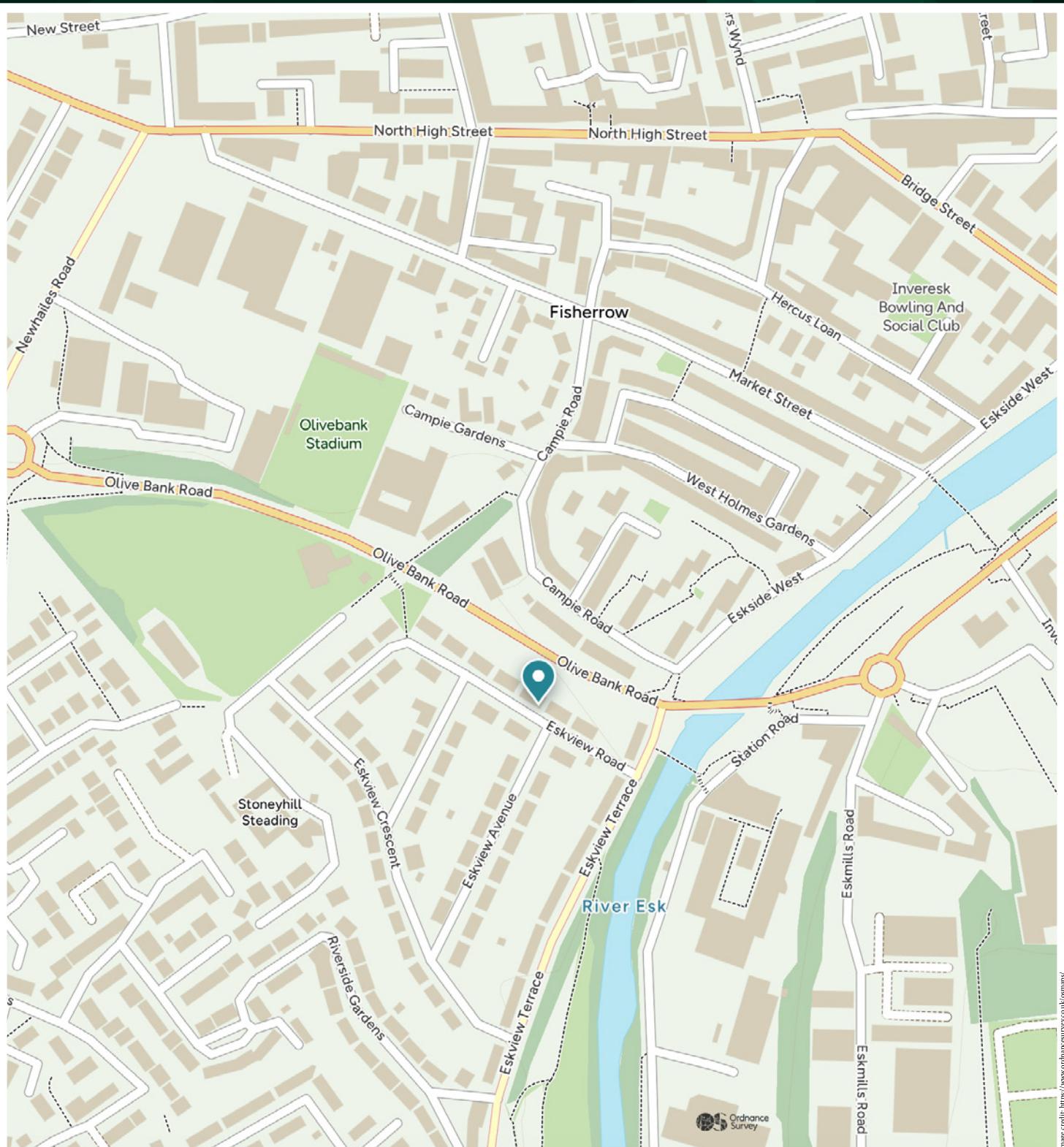


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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