

COULTERS[©]



28 CAMPBELL ROAD

MUSSELBURGH, EH21 6QG

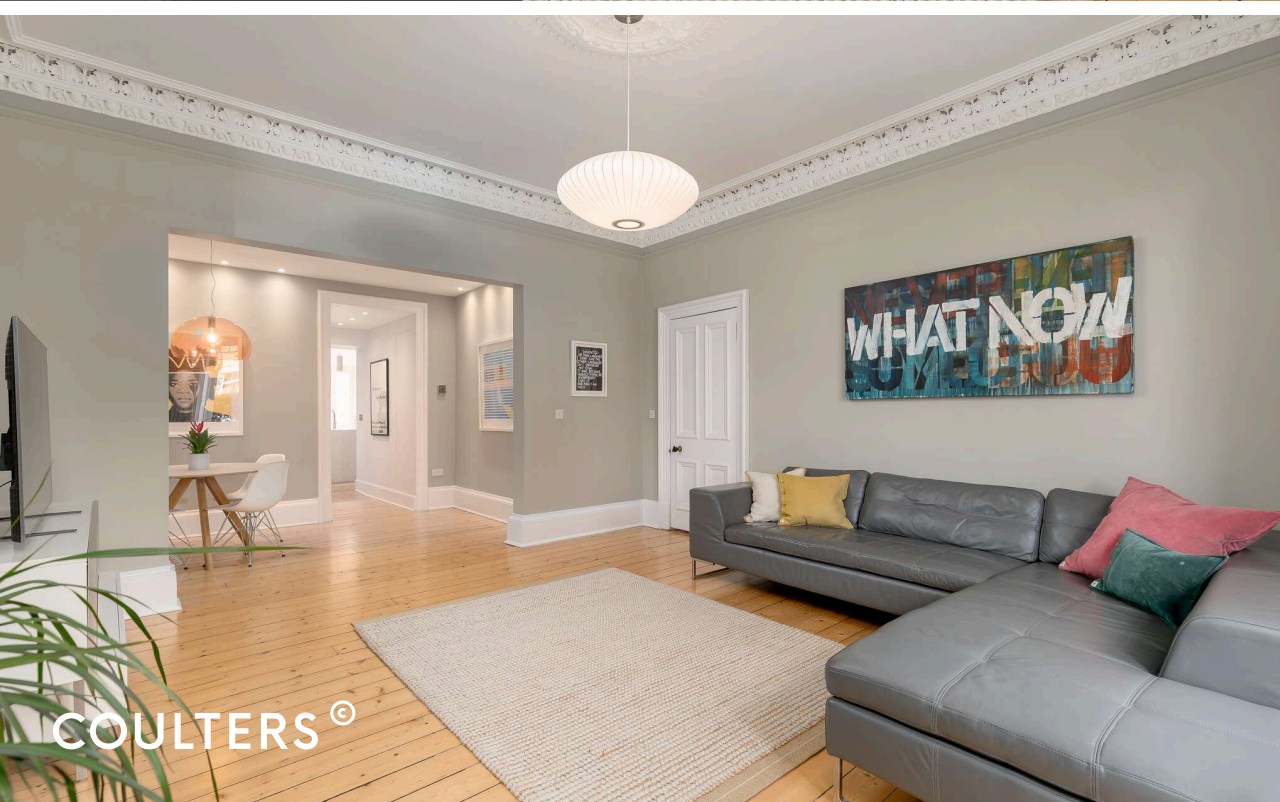
 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

28 Campie Road is a stunning, immaculately presented four bedroom house with private gardens to the front and rear, forming part of a traditional stone built terrace. The home has lovingly been upgraded, transformed to create stylish, sophisticated and highly desirable spaces throughout the property which elegantly embrace fine period features.

The beautiful bay windowed sitting room benefits from a west facing orientation, filling the room with light. The fireplace forms a striking focal point in the room whilst decorative cornice, wood panelling and stripped & sanded floors add character. A dining recess has been created and enlarges the area.



KEY FEATURES



Immaculately presented, stylish terraced house.



Four beautiful bedrooms, one with en-suite.



Front and rear private gardens (with shed).



Unrestricted parking on the street outside.



Located in the popular East Lothian coastal town of Musselburgh.



An array of local shops and amenities nearby.



EPC Rating - C



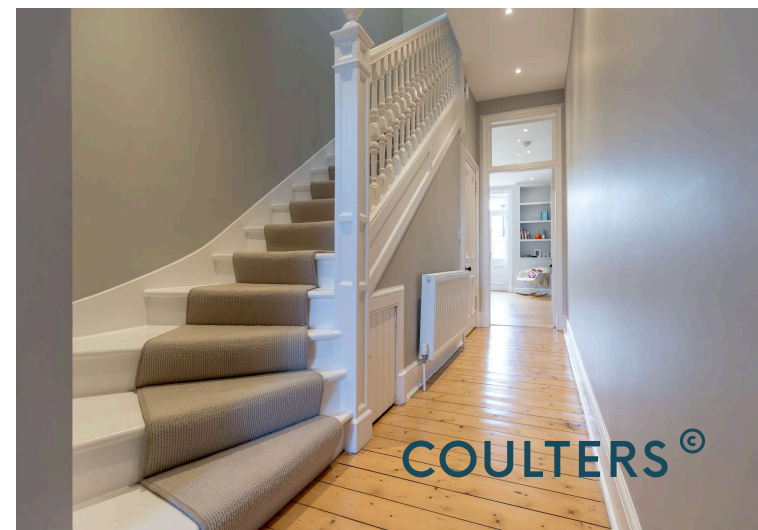
Council Tax Band - E



The heart of the home is the fantastic kitchen/dining room, fitted with sleek wall and base mounted cabinetry and an island (with breakfast bar) which incorporates a 5 ring gas hob, double electric oven with microwave function, fridge/freezer and dishwasher. There is ample space for a generously sized dining table with chairs and there is direct access to the rear garden from here.

A practical utility room has further cabinetry with space for a washing machine and tumble dryer. Additional access to the rear garden is also located here.

At ground level, there is also a lovely, handy WC fitted with WC and wash hand basin.





CONTINUED...

On the first floor, the gorgeous principal bay windowed bedroom is filled with light and an outlook to the front of the property. Ornate cornice with a picture rail is overhead, whilst a marble fireplace adds a desirable feature. The room also benefits from an ensuite shower room with a lovely central rainfall shower (and Hansgrohe fixtures and fittings).

There are three further beautiful double bedrooms on the first floor (one with fitted wardrobes), in addition to a contemporary family bathroom fitted with a bath (and shower over), WC and wash hand basin.

On the second floor there is a large attic space, accessed via a cupboard in the hall.

Heating and hot water are provided by gas central heating. A Sonos system is fitted downstairs, in addition to wiring to support use upstairs if desired. Cat 6 cabling has also been fitted throughout the home.

Externally there is a west facing front garden, with a path leading to the front door. To the rear, is a good sized, enclosed private garden (courtyard for low maintenance) with a large shed and a gate (which connects to West Holmes Gardens).









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, washing machine, tumble dryer, blinds, light fittings and the shed are included in the sale price.

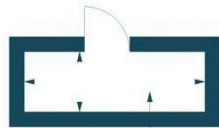
HOME REPORT VALUATION: £550,000



Campie Road,
Musselburgh,
East Lothian, EH21 6QG



Approx. Gross Internal Area
1733 Sq Ft - 161.00 Sq M
Store
Approx. Gross Internal Area
27 Sq Ft - 2.51 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

Store
9'1" x 3'
2.77 x 0.91m



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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.