




Offers Over
£185,000

20 Eskview Crescent

Musselburgh | East Lothian | EH21 6NP

An excellent opportunity has arisen to acquire this charming main-door double-upper villa with private rear garden, forming part of the sought-after East Lothian district of Musselburgh, with excellent local amenities, reputable schooling, and superb transport connections on hand, including convenient bus and rail links, as well as swift access to the A1 and City Bypass.

 2 Bedrooms & Home office/
Nursery

 1 Public room

 1 Bathroom

 Private rear garden

 On-street parking

 EPC Rating – C

 Council Tax Band - C



Description

Set over two levels, the property offers bright and flexible accommodation that will appeal to a wide range of buyers, from professionals to growing families. Presented in light, neutral tones throughout, the interiors create a welcoming sense of space and versatility. The accommodation is entered via a private ground-floor entrance, leading to a welcoming first-floor hallway with useful storage provisions. There is a generous and airy reception/dining room, ideal for both relaxing and entertaining, alongside a bright, well-appointed fitted kitchen. The property further benefits from two adaptable bedrooms, including a spacious principal room on the upper floor with a useful adjoining home office or nursery. Completing the accommodation is a stylish and contemporary shower room with white suite and Rainfall shower. Additional features include a partial gas central heating system (on the first floor level) and double glazed window units throughout. Early viewing is highly recommended to fully appreciate the space, flexibility, and prime location this desirable home has to offer.



Extras

The fitted floor coverings, light fitting and Velux blinds will be included together with the cooker, fridge freezer and washing machine. Other items of furniture can be made available by separate negotiation.

Externally

Externally, the property enjoys a delightful private rear garden, offering a high degree of privacy and an ideal setting for outdoor enjoyment. The garden shed shall be included in the sale together with outdoor furniture and basic garden equipment. Ample unrestricted on-street parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





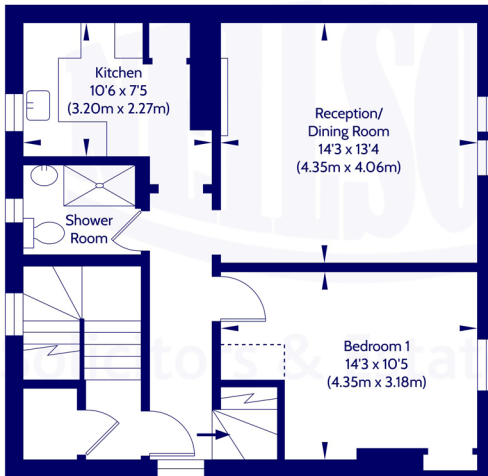
Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. Stoneybank Primary school is also within catchment area. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.

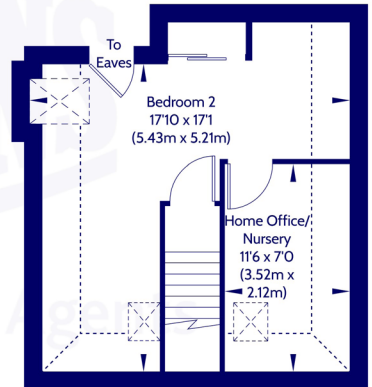


Approx. Gross Internal Floor Area 82 Sq M / 883 Sq Ft.

1st Floor



2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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