

CHAMPVRAIE

PROPERTY

63 Galt Road, Musselburgh, EH21 8DZ



WELCOME TO 63 GALT ROAD, MUSSELBURGH, EH21 8DZ

Welcome to 63 Galt Road, Musselburgh, EH21 8DZ – a spacious three-bedroom terraced home offering generous accommodation, excellent potential, and stunning open views from the front of the property. Ideally suited to first-time buyers, growing families or investors, this home presents an exciting opportunity to create a fantastic long-term residence.

The accommodation comprises three well-proportioned double bedrooms, a bright and welcoming living room, a fitted kitchen, and a family bathroom. In addition, the attic has been thoughtfully converted into a useful study, providing the perfect space for home working, studying or a hobby room.

The property benefits from gas central heating, ensuring comfort throughout the year, while a private driveway offers convenient off-street parking.

Positioned in a popular residential area, 63 Galt Road enjoys an excellent location close to Wallyford Train Station, providing quick and easy access to Edinburgh and beyond. Local schools, shops, parks and everyday amenities are also within easy reach, making this an ideal home for commuters and families alike.

Offering fantastic scope for modernisation and personalisation, this property is full of potential for buyers looking to add their own style and value. Early viewing is highly recommended to appreciate the space, location and wonderful views this home has to offer.



LOCATION

Musselburgh, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!





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FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : C



KITCHEN



LIVING ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



ATTIC ROOM



BATHROOM 1



GARDEN/DRIVEWAY



FLOOR PLAN

**Galt Road,
Musselburgh,
East Lothian, EH21 8DZ**



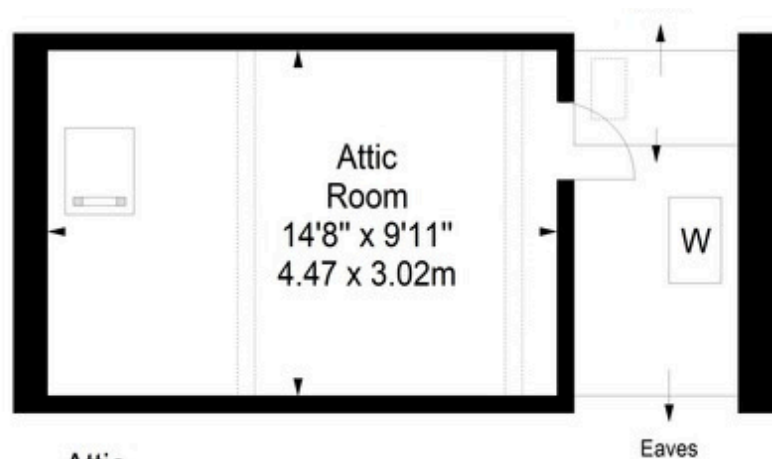
Approx. Gross Internal Area
987 Sq Ft - 91.69 Sq M

Attic

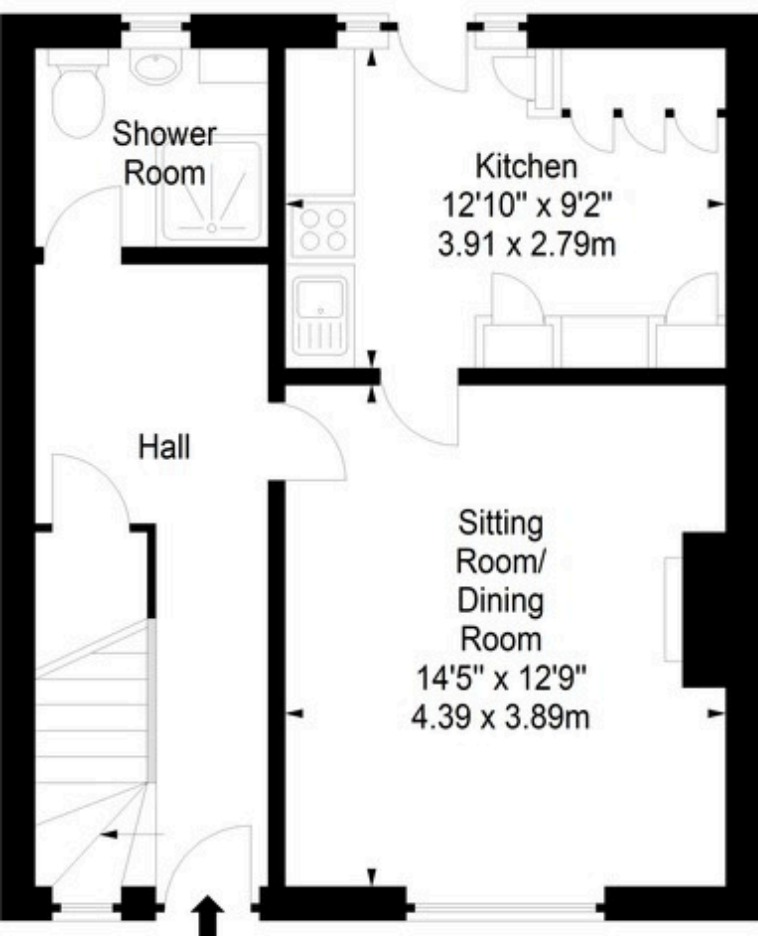
Approx. Gross Internal Area
200 Sq Ft - 18.58 Sq M

For identification only. Not to scale.

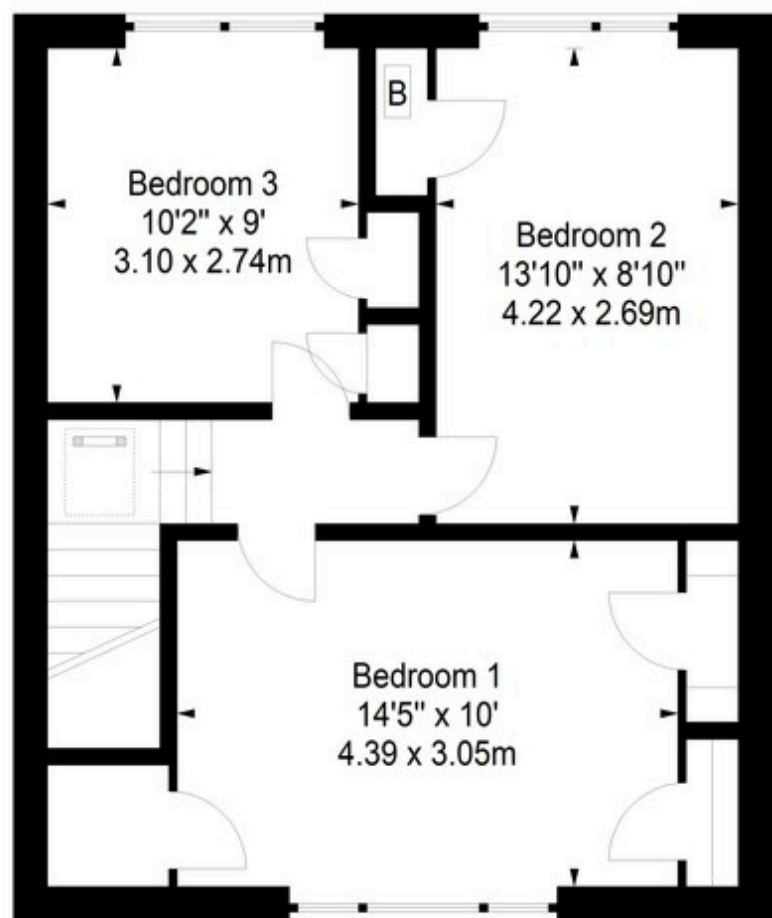
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Attic



Ground Floor



First Floor

GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

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WWW.CHAMPVRAIE.CO.UK/63GALTROAD