

COULTERS[©]

46 WEST HOLMES GARDENS

MUSSELBURGH, EAST LOTHIAN, EH21 6QW

 3 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented throughout, this charming three-bedroom period terraced home has been thoughtfully upgraded over time by the current owners and offers a wonderful blend of traditional character and contemporary style. Finished with quality fixtures and fittings, stylish décor and a highly practical layout, the property is ideally suited to modern living while retaining many of its original features.



KEY FEATURES



Attractive period terraced house, stylishly presented throughout.



Three bedrooms.



Well maintained courtyard garden.



Unrestricted on street parking.



Quiet residential street in highly desirable area.



Close to amenities and fantastic transport links.



EPC Rating - D

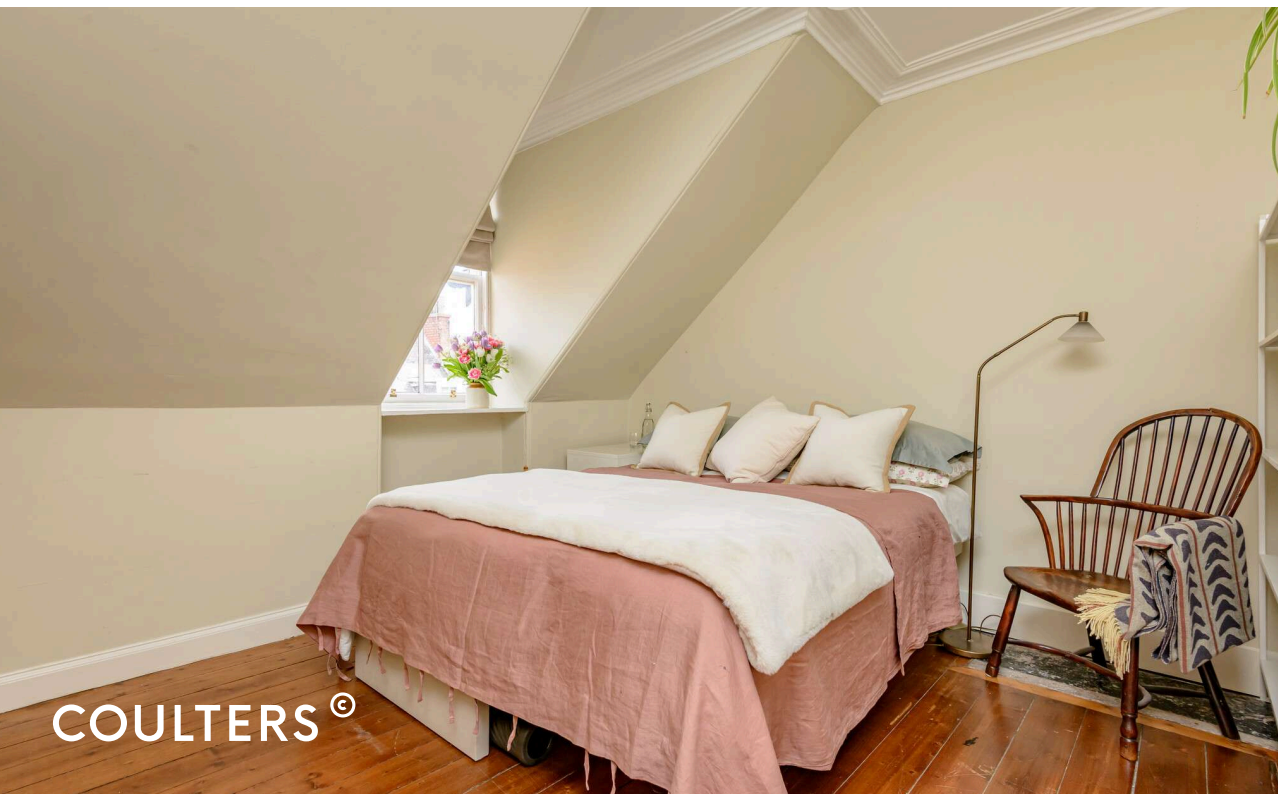


Council Tax Band - E



The accommodation comprises a welcoming entrance hallway and an elegant sitting room centred around a Viking wood-burning stove with original mantlepiece and a granite surround and hearth, creating a wonderful focal point. Bifolding doors open into a generous dining room, creating a fantastic entertaining space and allowing the rooms to be used either independently or as one large open-plan area. The dining room leads through to the kitchen with a useful pantry providing additional storage, while a door from the kitchen gives direct access to the rear garden.





MORE INFORMATION

On the first floor there are two generous double bedrooms, a single bedroom and a modern family bathroom fitted with a shower over the bath. The property also benefits from a fully floored attic, providing excellent additional storage space.

Externally, the property benefits from a delightful enclosed garden to the rear. Sheltered and private, with mature planted borders, it provides an attractive outdoor space for relaxing and entertaining.

The property further benefits from gas central heating operated via a Hive heating system and retains its original single-glazed windows.







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 and Lidl 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

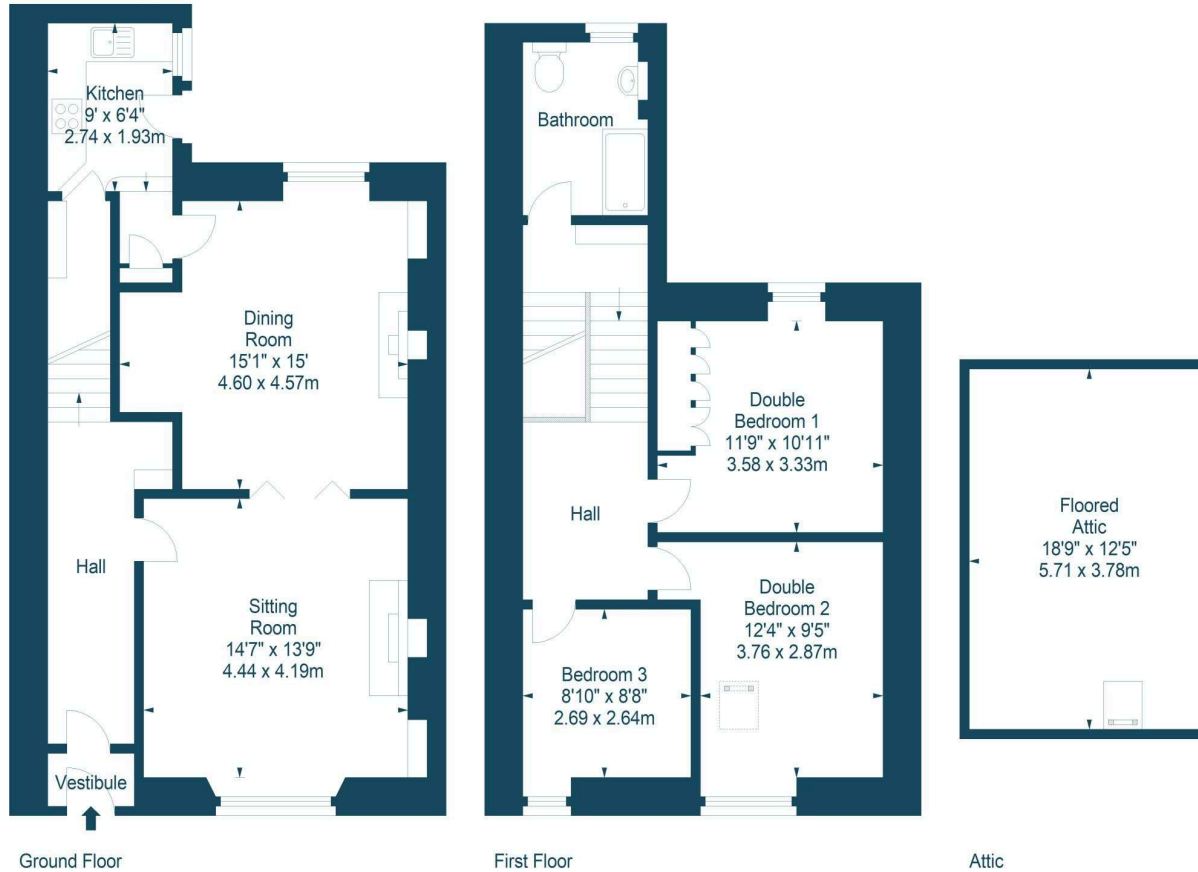
All integrated appliances, blinds and freestanding fridge freezer are included in the sale price.

HOME REPORT VALUATION: £430,000

West Holmes Gardens,
Musselburgh,
East Lothian, EH21 6QW



Approx. Gross Internal Area
1200 Sq Ft - 111.48 Sq M
Floored Attic
Approx. Gross Internal Area
234 Sq Ft - 21.74 Sq M
For identification only. Not to scale.
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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.