



# 5 Double Dykes

Inveresk  
Musselburgh  
EH21 7TF





5

*Ellengowan*









Attractive detached bungalow in a quiet cul-de-sac location set in the conservation village of Inveresk, close to the popular coastal town of Musselburgh which is situated on the southern shore of the Firth of Forth at the mouth of the River Esk.

The local area offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco.

There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a choice of railway stations and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.



Internally the property would now benefit from modernisation and upgrading but has great potential. The home benefits from gas central heating and good storage facilities including a large and partially floored attic.

The property is set in mature garden grounds with feature topiary sculpted hedges and a driveway providing off street parking. Private gardens to front, side and rear.

## PROPERTY DETAILS

- Welcoming entrance Hallway. Shelved cupboard with ladder access to large attic. The attic has been partially floored with an additional large attic room providing excellent storage space.
- Lounge with twin windows to front. Feature brick fireplace with open fire.
- Kitchen/Dining Room with matching wall and base units. Integrated gas hob. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear overlooking garden. Space for dining table and chairs.
- Utility Room with door to garden. The electric oven and grill, dishwasher, washing machine and dryer are included in the sale, their condition is not warranted. Door to rear garden.
- Large Garden Room with additional Workshop/storage area. Windows overlooking rear garden. Door to garden.
- Double Bedroom with window to front. Extensive built-in wardrobes provide excellent storage space.
- Second Double Bedroom, currently used as a Sitting Room, with window to rear overlooking garden. Feature fireplace.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Two frosted windows to rear.



Viewing by appointment on 0131 524 3800

























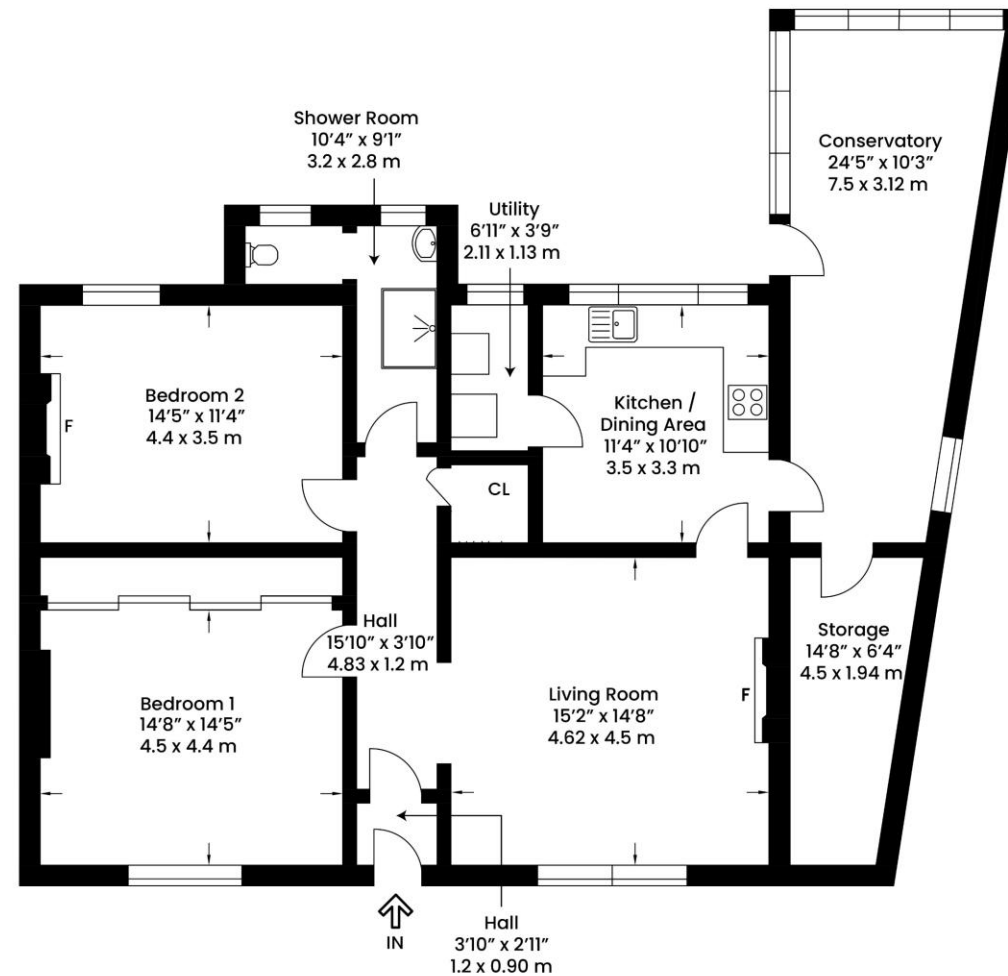
## External

The front garden features eye-catching topiary hedges and a lovely array of established plants and shrubs. A driveway provides off street parking.

The secluded rear garden is fully enclosed and again features a lovely array of established plants, shrubs and trees. Lean to shed.







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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Energy Efficiency Rating: E  
Council Tax Band: E