



Brae House, Greenfield Park

Musselburgh, EH21 6RZ



VMH ESTATE AGENTS



Stunning 5 bedroom detached family home set within a 'double' (0.4 acre) plot in one of East Lothians most sought after locations.

- Sitting room & garden room
- Kitchen/breakfast room & dining room
- Family room & study
- Principal bedroom with en-suite
- Double bedroom 2 with en-suite
- 2 further double bedrooms
- Dressing room/bedroom 5
- Bathroom, WC & utility room
- 2 gated driveways & 2 detached garages
- Circa 0.4 acre plot



Offers Over: £730,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk



About the Property

Held back by the original builder of Greenfield Park, Brae House offers a stunning 5 bed detached family home within a 'double' (circa 0.4 acre) plot on the outskirts of Musselburgh.

Approached via 2 generous driveways to the east & west of the plot and surrounded by mature gardens, the property immediately conveys a sense of tranquillity and seclusion.

Internally, the accommodation is thoughtfully arranged, with bright and spacious living areas designed for both relaxed family life and elegant entertaining. Large windows frame open garden views, allowing natural light to flood the reception rooms throughout the day. The well-appointed kitchen forms the heart of the home, complemented by versatile living spaces and five generously proportioned bedrooms, including a superb principal bedroom with en-suite & dressing room/ bedroom 5.



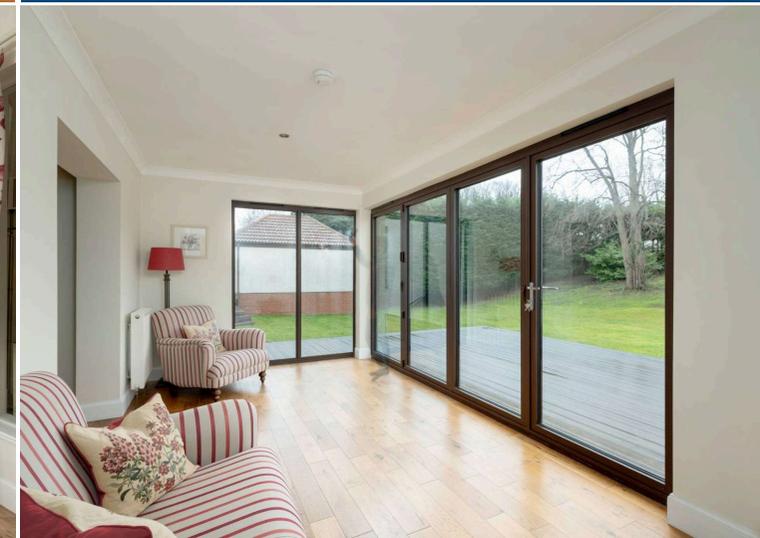


Outside, the substantial grounds provide extensive lawned areas, ideal for children and outdoor gatherings, or future landscaping aspirations. There are also 2 detached garages and a summer house.

Combining countryside proportions with excellent local amenities and commuter links, this is a rare opportunity to secure a distinguished family residence in one of East Lothian's most sought-after settings.

Extras

To include all fitted carpets, floor coverings, curtain poles & blinds, range cooker, cooker hood, dishwasher, fridge/freezer, washing machine & tumble dryer.



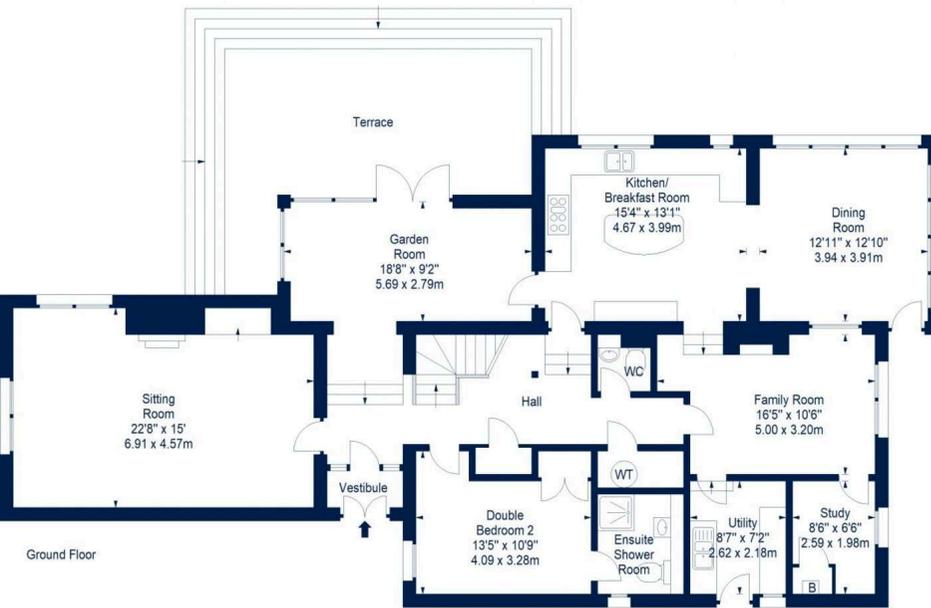




Location

Approximately six miles east of Edinburgh City Centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

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First Floor



House - Approx. Gross Internal Area - 2606 Sq Ft - 242.10 Sq M
 Garages - Approx. Gross Internal Area - 615 Sq Ft - 57.13 Sq M

For identification only. Not to scale. © SquareFoot 2026





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