



76 West Holmes Gardens  
MUSSELBURGH | EH21 6QJ

  
**warners**  
solicitors & estate agents



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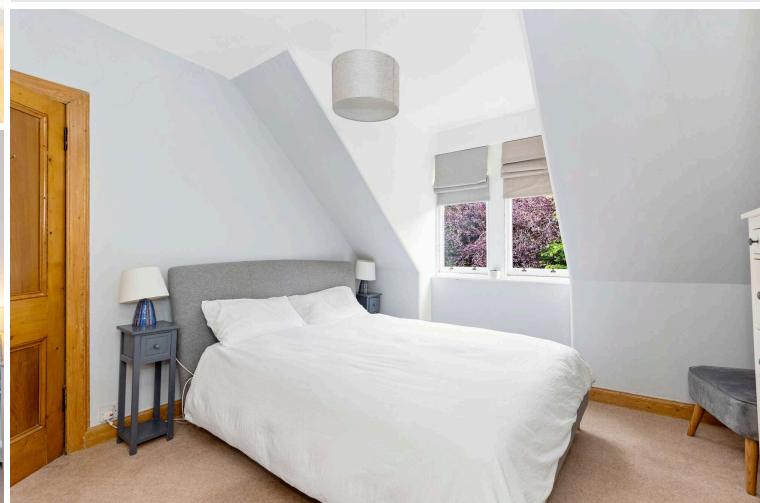
Warners are delighted to present this beautifully presented three-bedroom mid-terraced villa, peacefully situated close to the River Esk and within easy reach of Musselburgh town centre. Combining attractive period features with modern comforts, the property offers generous accommodation and a private south-facing rear garden, ideal for professionals, families and downsizers alike.

The accommodation is entered via a welcoming hallway, where high ceilings, decorative cornicing and original woodwork create an immediate sense of character. The bright front-facing living room features a multi-fuel burning stove within an attractive fireplace, while the spacious kitchen/dining room offers quality fitted units, solid wood worktops, a Belfast sink, range cooker and integrated dishwasher. A separate utility room provides additional storage and access to the rear garden.

Upstairs there are two generous double bedrooms, a versatile third bedroom and a modern family bathroom with a three-piece suite and shower over bath. The low-maintenance south-facing rear garden includes artificial lawn, a patio and a powered garden shed. Further benefits include gas central heating, excellent storage, a floored attic with lighting and unrestricted parking. Close to excellent amenities, schools, transport links and picturesque riverside walks, this charming home offers an excellent balance of character, space and convenience.

- Charming three-bedroom mid-terraced villa close to the River Esk and Musselburgh town centre
- Entrance vestibule and welcoming hallway
- Bright front-facing living room with multi-fuel burning stove
- Spacious kitchen/dining room
- Utility room with direct access to the rear garden
- Two double bedrooms and versatile third bedroom / ideal home office
- Family bathroom with modern three-piece suite, shower over bath
- Private south-facing landscaped rear garden with shed
- Landscaped rear garden with astro turf, patio areas and shed
- Floored attic
- Gas central heating & Sash and Case windows
- Unrestricted on-street parking

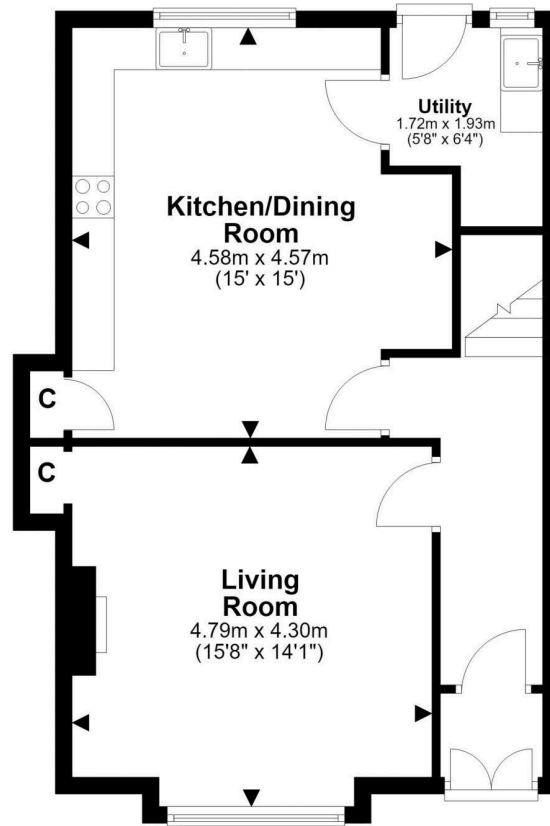
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



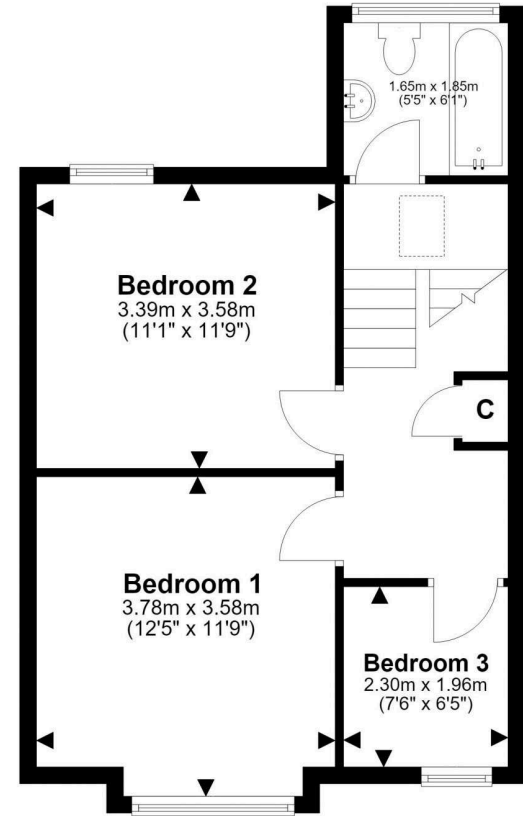
Council Tax: E , Energy Rating: D

Extras: Fixtures and fittings, all curtains and blinds, cooker, fridge freezer, washing machine, tumble drier, two bedroom wardrobes, and kitchen table

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.



**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.