



GARDEN STIRLING BURNET

**63 CLAYKNOWES PLACE**  
EAST LOTHIAN, MUSSELBURGH, EH216UQ



## PROPERTY SUMMARY



This well-presented contemporary detached house offers stylish accommodation over two floors, with private gardens, a garage and drive in popular Musselburgh.

A vestibule leads into a bright living room, which flows through to a separate dining room with patio doors opening to the garden. The neighbouring fitted kitchen comes with contemporary wall and base units, integrated for a sleek finish, with a door to the side garden and a deep storage cupboard. Upstairs, leading off a central landing are three good-sized bedrooms, two with built-in wardrobes and the principal bedroom with an en-suite shower room. A contemporary first floor shower room, double glazing and gas central heating completes the interiors. Externally, the family home offers private wrap-around gardens including a large paved terrace in the rear garden. A driveway and single garage ensure ample off-street parking.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





**"A beautifully-presented family home with private gardens and parking in sought-after Musselburgh."**

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## FEATURES

- Modern detached house over two floors
- Homely interiors throughout
- Vestibule entrance and open-plan reception
- Living room with stairs and leading to:
- Dining room with patio doors to the garden
- Modern fitted kitchen with garden access
- Landing with built-in storage
- Three bedrooms, including a principal en-suite
- Separate family shower room
- Private gardens with large terrace
- Single garage and private drive
- Gas central heating and double glazing

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for a virtual tour of the property



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## MUSSELBURGH, East Lothian

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.

The property falls within the catchment area for excellent state schools, with private schooling also available at the 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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## HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN



EPC  
RATING

C

COUNCIL  
TAX BAND

F