



9 Goose Green Road

Musselburgh, EH21 7RX



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72sqm

EPC

B

AS Anderson
Strathern

9 Goose Green Road

Musselburgh, EH21 7RX

This well-presented upper villa offers bright, generously sized accommodation, ideal for a range of buyers. Formed over one level, the property is accessed via a private main door and stair, leading to a welcoming hallway with excellent built-in storage. The accommodation features hard flooring throughout, with no fitted carpets, creating a fresh and easy-to-maintain interior.

The accommodation is thoughtfully laid out, with the hallway providing clear and convenient access to each principal room. The living room is of excellent proportions and benefits from a strong sense of space and natural light, making it well suited to both everyday living and entertaining. The kitchen offers a practical layout, fitted with wall and base units and accommodating freestanding appliances.

Both double bedrooms are well sized and thoughtfully arranged, with built-in wardrobe storage provided within one room. The second offers excellent flexibility and could be used as a home office, dining room, or guest bedroom, catering well to modern living requirements. The bathroom is fitted with a three-piece suite, including a shower over the bath.

Externally, the property enjoys private garden ground to the rear, arranged with a mix of lawn, patio, and established planting, creating a practical and inviting outdoor space. Clearly defined boundaries provide a good level of privacy, and a shed offers useful storage. To the front, the property forms part of a well-maintained terrace, with on-street parking available close by.

Property features

- Upper villa
- Bright living room
- Two double bedrooms
- Three-piece bathroom
- Great storage
- Gas central heating
- On-street parking
- Private rear garden



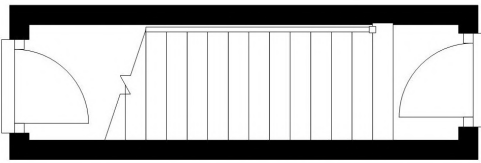




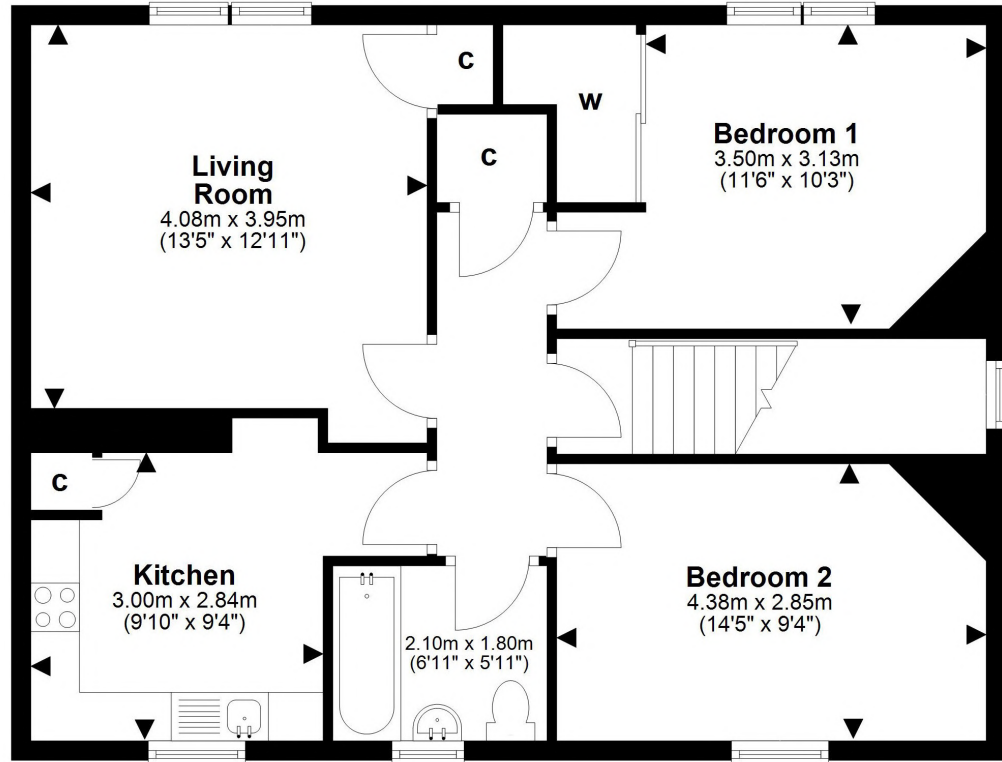


Location

Musselburgh is a thriving and historic coastal town about six miles east of Edinburgh, situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It offers a mix of local shops, banks, restaurants, and major supermarkets such as Tesco Extra, with additional retail options at Fort Kinnaird and The Jewel. The town combines its original market layout with a seafront promenade, sandy beach, and harbour, providing an attractive small-town lifestyle close to the capital. Leisure facilities include Musselburgh Racecourse, historic golf courses, sailing, a theatre, sports centre, gymnasiums, and scenic walks along the River Esk. The town also has excellent educational options, including state and private schools, Queen Margaret University, and Loretto School. Musselburgh is well connected by regular bus and train services to Edinburgh, and has easy access to the A1, City Bypass, and Edinburgh Airport. Family amenities include Newhailes Park, with a playground, café, and weekend markets.



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.

Extras

The items included in the sale of the property are the fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

There is a shared responsibility among owners for the upkeep and repair of the roof and common parts.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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