

# CHAMPVRAIE

## PROPERTY

27 West Homes Gardens, Musselburgh, EH21 6QW



OFFERS OVER  
**£350,000**

WWW.CHAMPVRAIE.CO.UK/WESTHOMESGARDENS

## WELCOME TO 27 WEST HOMES GARDENS

Welcome to 27 West Homes Gardens, Musselburgh – a fantastic opportunity to purchase a spacious three-bedroom terraced home in a highly desirable residential area. Offering generous accommodation, excellent family living space, and superb potential, this property is perfectly suited to growing families, first-time movers, or buyers looking to create their ideal long-term home.

The house comprises three well-proportioned double bedrooms, providing ample space for family members, guests, or even a home office. A bright and functional main bathroom is complemented by an additional downstairs WC, adding extra convenience for busy households.

One of the standout features of this home is the impressive open-plan living and dining area. The large separate lounge flows seamlessly into the dining space, creating a welcoming setting for both everyday living and entertaining. With plenty of natural light and flexible layout options, this space offers huge potential to modernise or personalise.

The property also benefits from a private rear garden, ideal for outdoor dining, gardening, or enjoying family time in a peaceful setting. With scope to enhance and add value, the outdoor space is a wonderful extension of the home.

Further benefits include gas central heating, ensuring year-round warmth and comfort, and a location that is hard to beat. Situated close to the highly regarded Campie Primary School, as well as local shops, transport links, and Musselburgh's many amenities, this is an excellent spot for families and commuters alike.

Offered at offers over £350,000, 27 West Homes Gardens presents an exciting opportunity to secure a home with space, charm, and outstanding potential in one of Musselburgh's most popular areas. Early viewing is highly recommended.



## LOCATION

**Musselburgh**, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!





## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : D

COUNCIL TAX : E



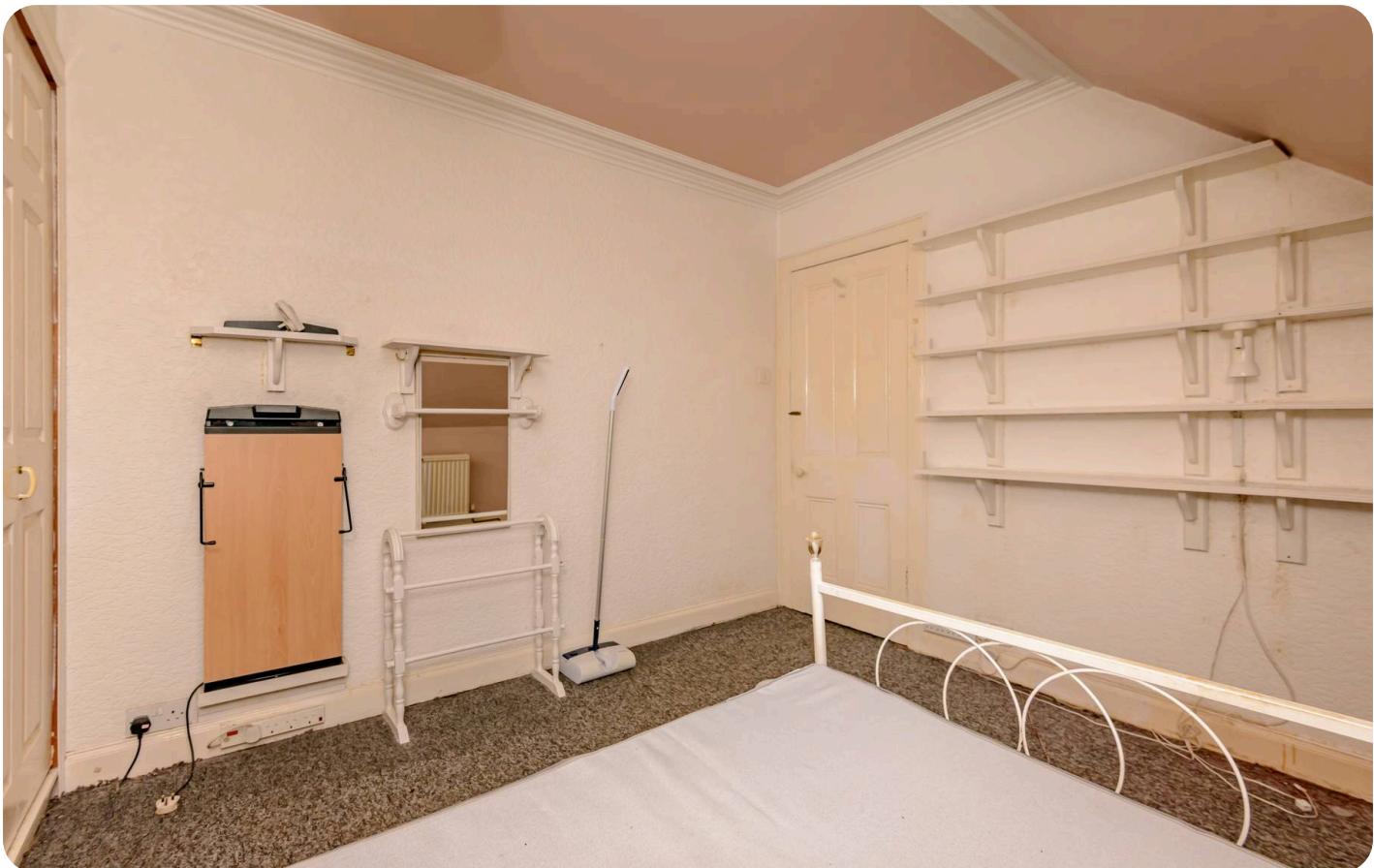
## LOUNGE



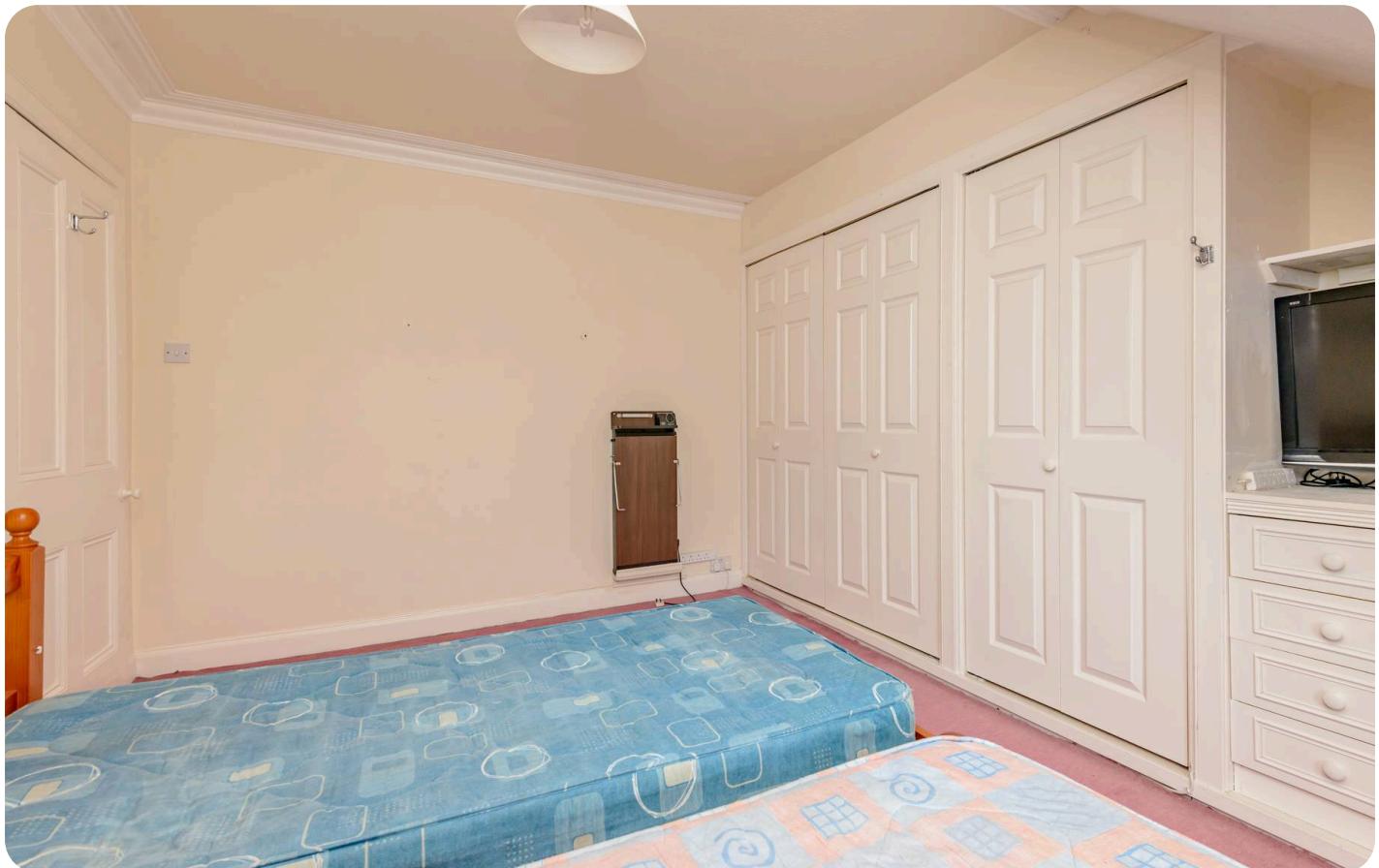
## DINING ROOM



## BEDROOM 1



## BEDROOM 2



## BEDROOM 3



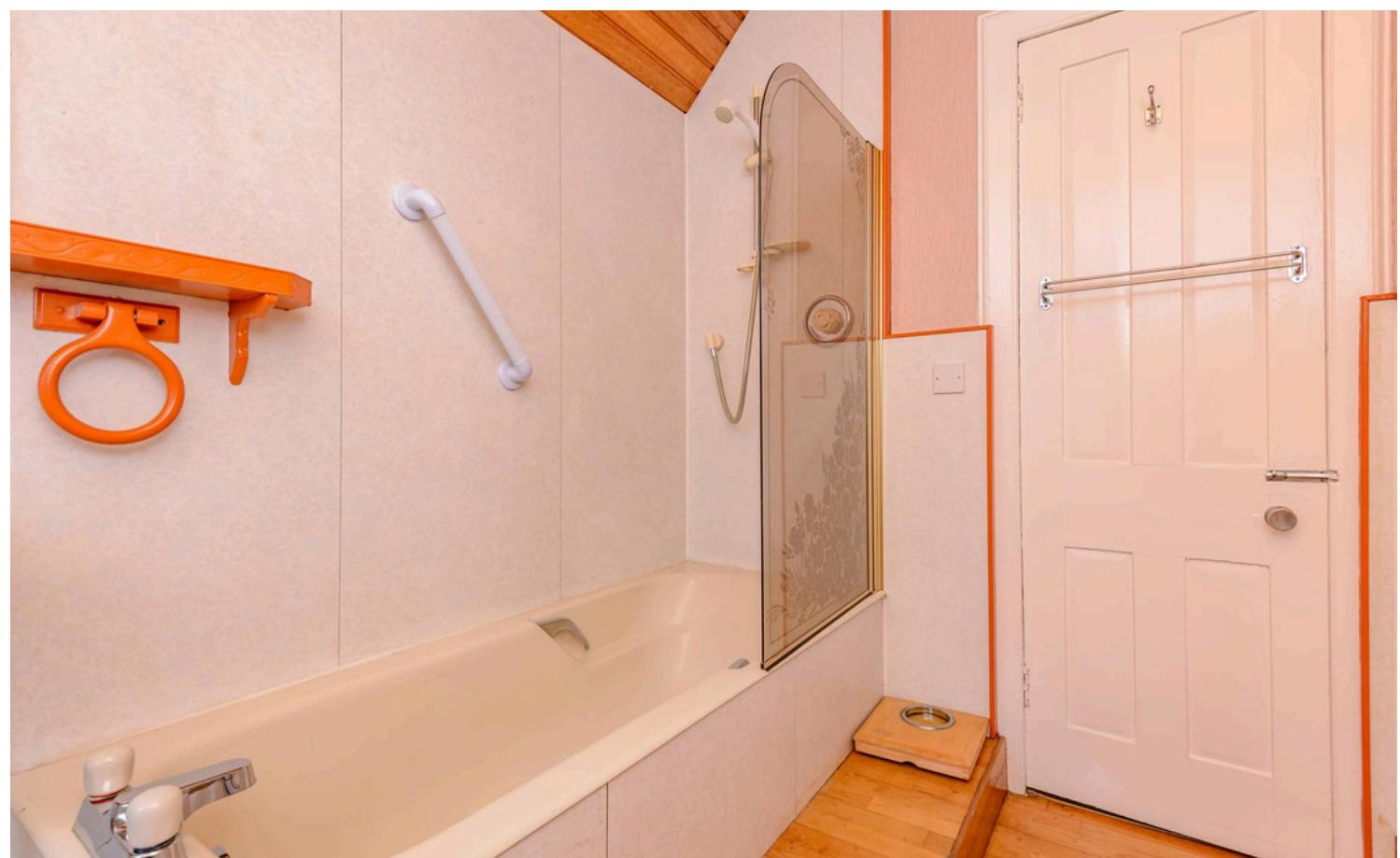
## KITCHEN



Garden



**Bathrooms**

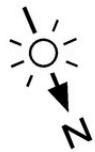


WC

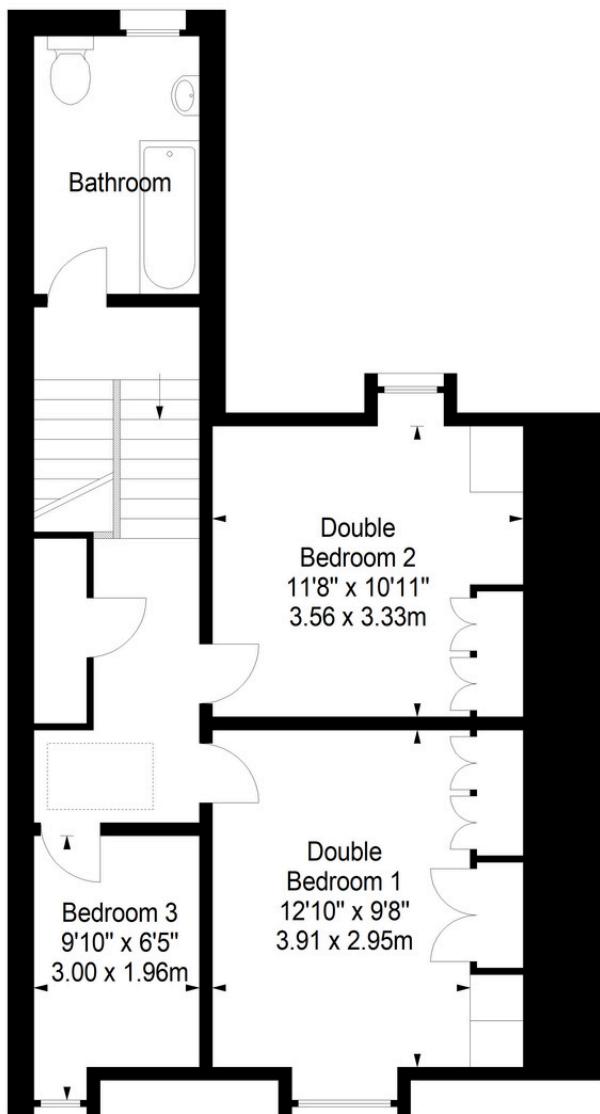
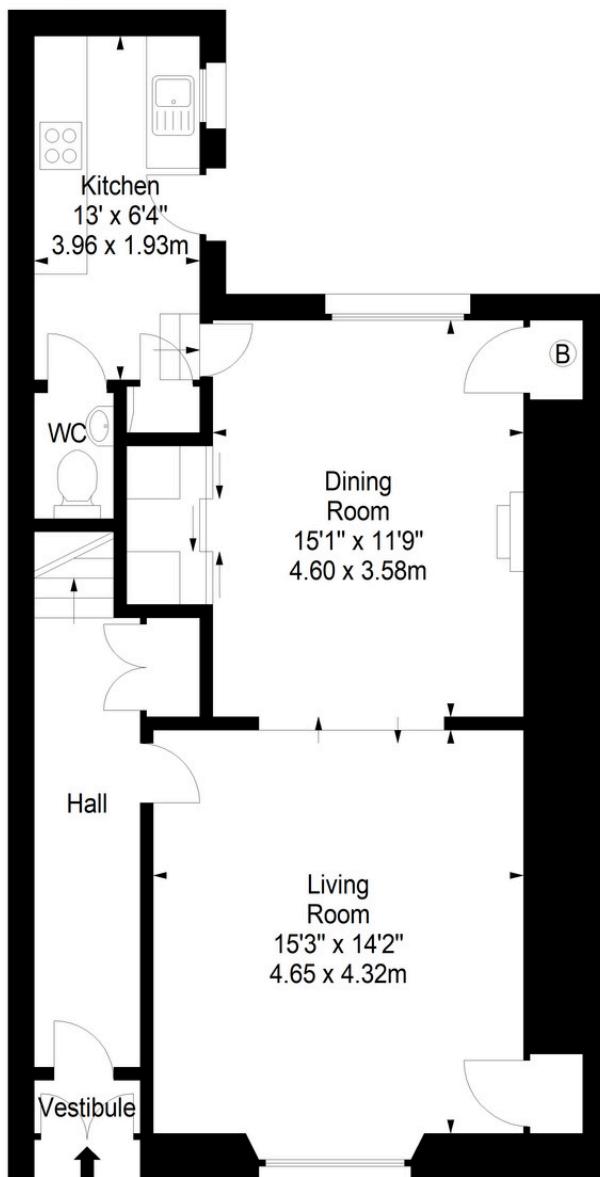


## FLOOR PLAN

West Holmes Gardens,  
Musselburgh,  
East Lothian, EH21 6QW



Approx. Gross Internal Area  
1207 Sq Ft - 112.13 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



# GET IN TOUCH

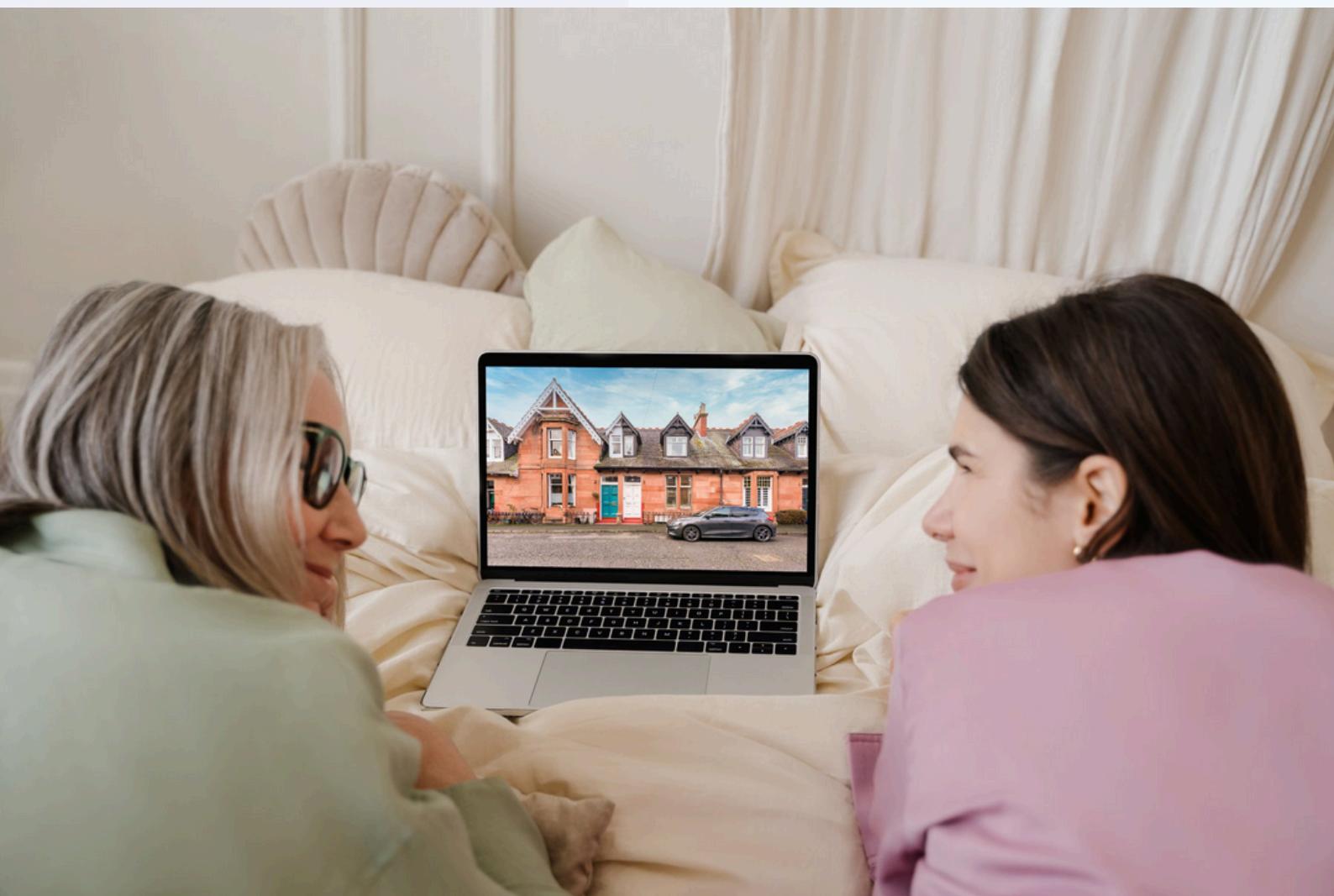
## Information for interest parties;

### Viewings

To arrange a viewing you must contact Champvraie Property at [Bradley@champvraie.co.uk](mailto:Bradley@champvraie.co.uk) or telephone **0131 603 4476**

### Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



**CHAMPVRAIE LTD**

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[WWW.CHAMPVRAIE.CO.UK/27WESTHOMESGARDENS](http://WWW.CHAMPVRAIE.CO.UK/27WESTHOMESGARDENS)