



130F Inveresk Road  
| MUSSELBURGH | EH21 7AY

  
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## 130F Inveresk Road

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Most appealing traditional double upper villa boasting superb sized living space much enhanced by lovely period style features, plus the added attraction of a good sized and well stocked private garden. This location is ideal for reaching the excellent High Street amenities, Tesco and scenic riverside walks.

Early viewing is highly recommended to appreciate the great features within this exceptionally light and spacious home. The bay windowed living room features a pine mantelpiece with living flame effect gas fire, display shelving and decorative cornice work. A range of sage green units and reclaimed scaffolding shelving provide good storage space within the kitchen, which comes complete with a range of integral appliances and has a cosy built-in seating area for dining. Located on the upper floor is the larger than average principal double bedroom with a dual aspect ensuring maximum natural light. A mirrored wardrobe and eaves cupboards ensure ample storage space and there's a built-in desk/vanity area. Completing the accommodation is the second double bedroom, also with mirrored wardrobe storage, and the shower-room.

A private south-facing garden lies to the rear of the terrace, fully enclosed and safe for young children or pets. Here you'll find a choice of areas to relax, including on the lawn or patio or sheltering under the gazebo.

- Bay window living room with fireplace
- Beautifully fitted dining kitchen
- Large principal double bedroom
- Second double bedroom
- Mirrored wardrobes in both rooms
- Shower-room/mixer shower
- Entrance hall/cupboard
- Gas central heating and double glazing
- Charming south-facing private garden

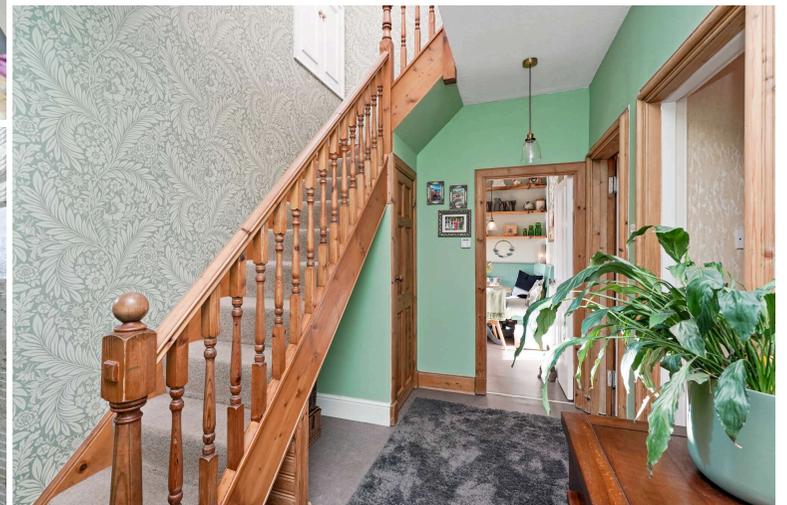
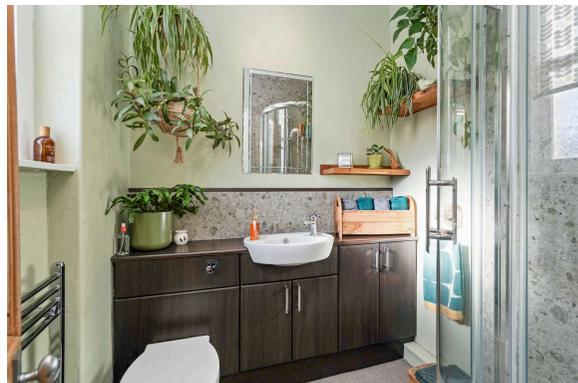
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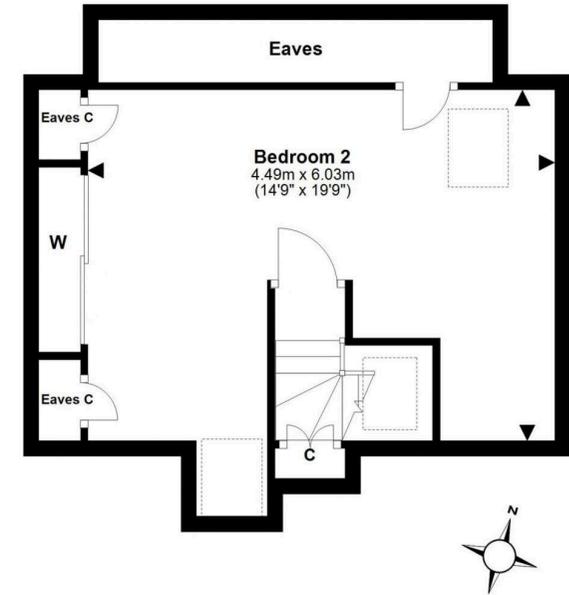
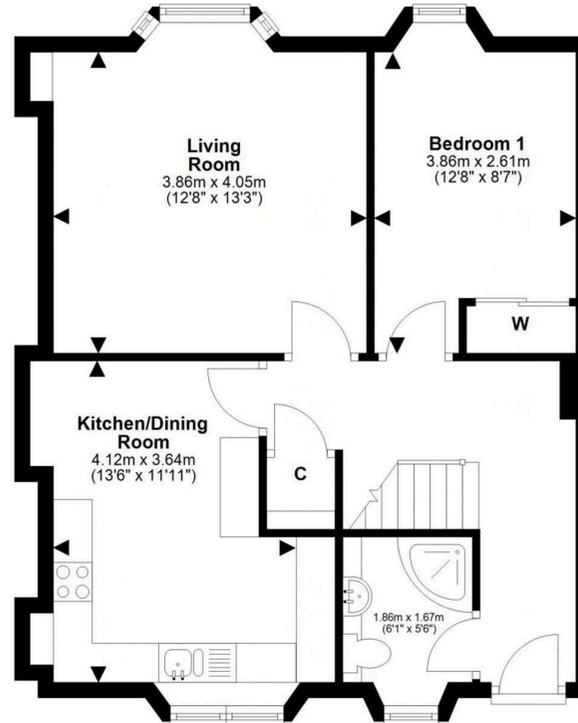
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, blinds, light fittings (exclude those in the bedrooms and hallway) and integrated kitchen appliances will be included in the sale.

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. Musselburgh also provides schools in both the state and private sector.





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.