



24 Hercus Loan
Musselburgh, EH21 6AY

A

"24 Hercus Loan is a wonderful traditional two-storey extended detached home"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DOUBLE BEDROOM/OFFICE
- KITCHEN/DINING/SITTING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS BATHROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- UPSTAIRS SHOWER ROOM





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LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

Hercus Loan is a wonderful traditional two-storey extended detached home offering generous and highly flexible family accommodation, complemented by a private enclosed garden and generous mono-blocked 2 car driveway.

Having been extensively upgraded by the current owner throughout, the property successfully combines period character with modern family living. The standout feature is the impressive rear extension, creating a bright and spacious kitchen, dining and living area enhanced by a striking glass cupola that floods the space with natural light with patio door offering direct access to the enclosed rear garden. The accommodation comprises: entrance vestibule with storm door leading to a welcoming reception hallway featuring the original flagstone floor; front-facing living room with log burning stove; stunning open-plan kitchen/dining/living room fitted with bespoke solid wood cabinetry, oak drawers and a walk-in pantry, complemented by two large fridge-freezers, integrated dishwasher, electric oven and induction hob; bedroom 5, currently operated as a successful Airbnb guest suite, benefiting from a private external entrance and fully tiled en-suite shower room, offering excellent potential for continued holiday letting, guest accommodation or multi-generational living, with income and occupancy details available upon request; versatile bedroom 4/study and a luxury family bathroom completing the ground floor accommodation. A characterful twist-and-turn stone staircase leads to the upper level comprising generous bedroom 1 with fitted wardrobes and en-suite shower room; double bedroom 2; double bedroom 3 and a modern shower room, completing the accommodation on offer. Externally, the property enjoys a delightful fully south-west facing enclosed walled rear garden, featuring a patio seating area ideal for entertaining friends and family during the summer months, along with a pergola, outside tap and a paved base for a garden shed. Further benefits include gas central heating and sash and case windows with working shutters. Additional unrestricted on-street parking is available nearby. The energy efficiency rating for this property is band D









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