

COULTERS[©]

53A RAVENSHEUGH ROAD

MUSSELBURGH, EAST LOTHIAN, EH21 7SZ (ACCESS VIA RAVENSHEUGH BRAE EH21 7FF)  2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away, surrounded by beautiful trees is the breathtakingly beautiful 53A Ravensheugh Road. Accessed via Ravensheugh Brae, EH21 7FF, the home has been lovingly transformed throughout by the current owners, this stunning home is completely unrecognisable from its original kit-house build in 1967, flooded with natural light and finished with high quality fixtures and fittings.

The immaculate, well tended private garden wraps around the property, along with a private drive leading to a large, detached garage which incorporates a generous studio/office space.

KEY FEATURES



Exceptional fully upgraded detached bungalow.



Two bright double bedrooms, one with en-suite.



Immaculate private gardens to the front, side and rear.



Large double garage with Studio/office above and a wrap around drive.



Located close to the Racecourse in the East Lothian town of Musselburgh.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E



The triple aspect sitting room is a wonderful space to relax, with full height windows and trifold patio doors providing a superb view of the surrounding grounds. A lovely fireplace creates a focal point in the room. Continuing from the sitting room, the open plan, bright dining room has ample space for entertaining, offering yet more opportunities for enjoying the delightful outlooks.

The heart of the home is the sleek, sophisticated kitchen, fitted with extensive wall and base mounted cabinetry in addition to plenty of worktop space and a peninsular breakfast bar. The integrated appliances comprise; induction hob with overhead extractor hood & light, double oven, dishwasher, washing machine and fridge/freezer. Bifold doors directly open to the private garden allowing for easily accessible alfresco dining.





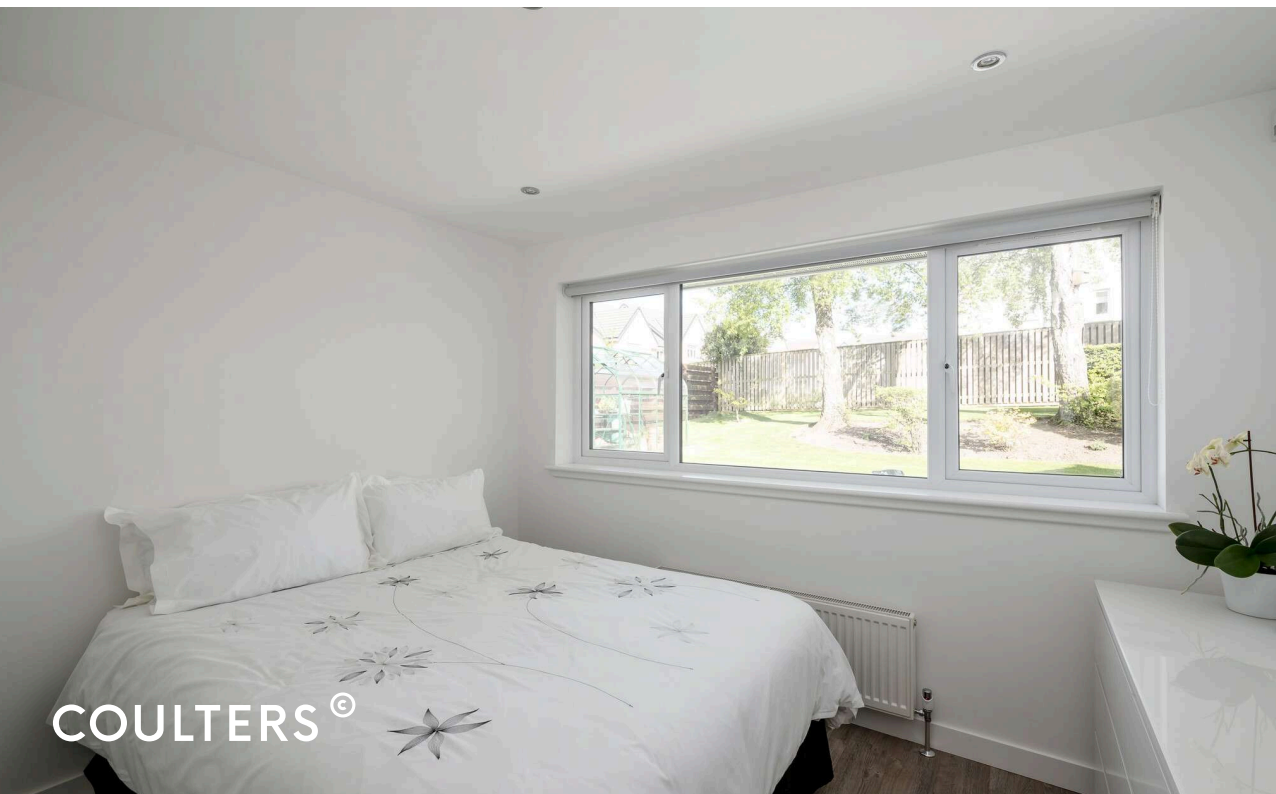
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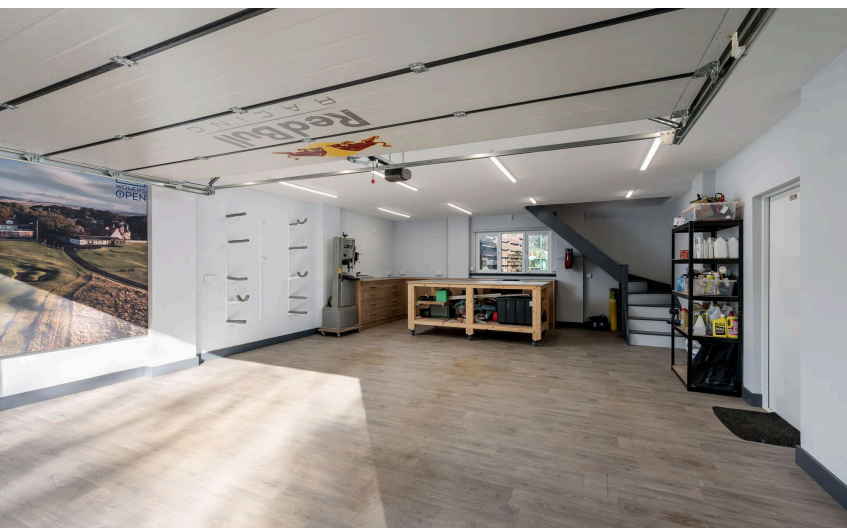
Double bedroom one looks out to the front garden, fitted with wardrobes and has a stylish ensuite shower room (with large walk in rainfall shower, WC and wash hand basin), whilst double bedroom two is to the rear with further views over the garden.

Overhead a large loft space runs the length of the home. A luxurious bathroom (with freestanding double ended bath, separate large shower cubicle/rainfall shower, WC and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing throughout.

Externally there is an impressively spacious, detached double garage, well insulated and benefitting from a sizable office/studio/office space above it, accessed by a stair. The monobloc driveway provides parking spaces, whilst a gravel driveway wraps around the perimeter of the garden, allowing for access to the property from both Ravensheugh Road and Ravensheugh Brae.

Pristine, well kept lawn is flanked by established borders and trees around the private garden, in addition to a fantastic patio area in which to bask in the sunshine. A small burn runs along the boundary of the front garden.









THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian. Along with golf and horseracing, the town has a sports centre with many facilities.

The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.

Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network, available from outside the property, which offers regular day and evening services.

EXTRAS

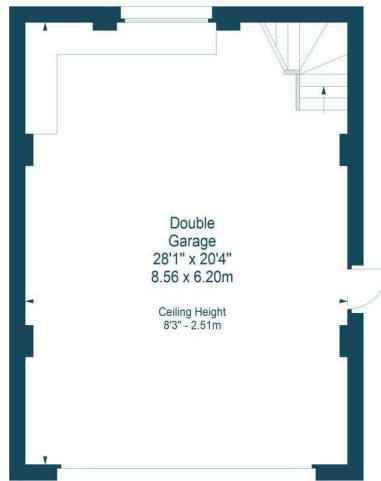
The shed, fitted floor coverings, blinds and light fittings are included in the sale price together with the integrated kitchen appliances.

Please note the greenhouse, garage shelving and garage cabinets are not included in the sale.





First Floor

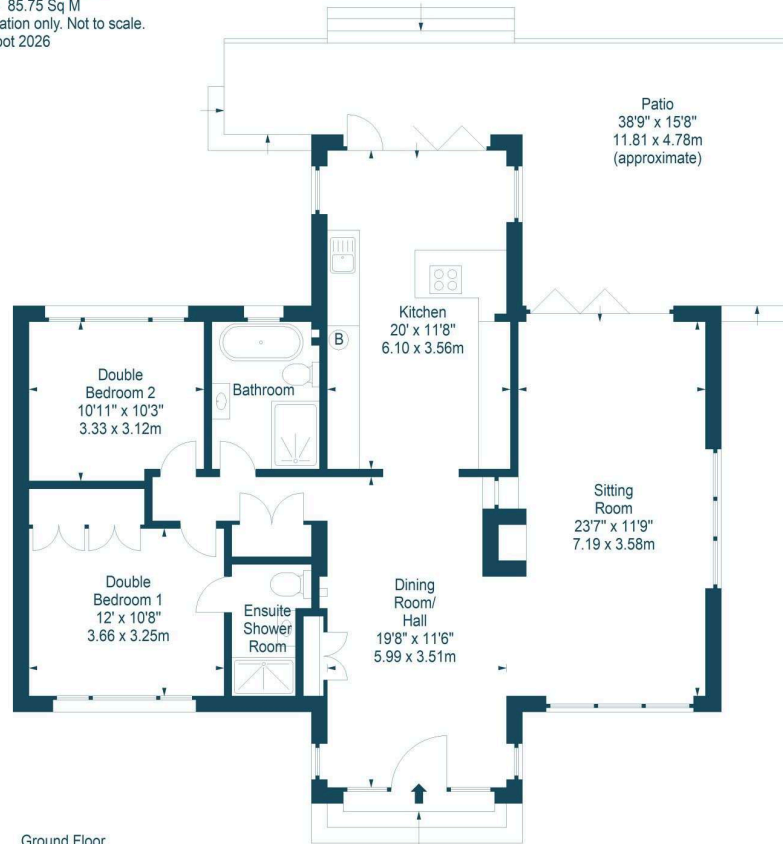


Ground Floor

Ravensheugh Road,
Musselburgh,
East Lothian, EH21 7SZ



Approx. Gross Internal Area
1204 Sq Ft - 111.85 Sq M
Garage/ Studio
Approx. Gross Internal Area
923 Sq Ft - 85.75 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.