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# 34 DENHOLM ROAD

MUSSELBURGH, EAST LOTHIAN, EH21 6TU

4 BED

3 BATH

2 PUBLIC

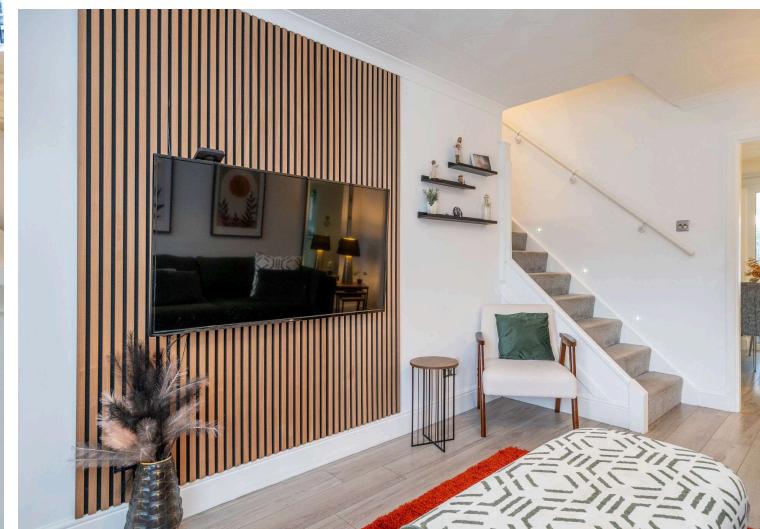


## TAKE A LOOK INSIDE

A beautifully presented and modern family home, 34 Denholm Road offers an exceptional blend of contemporary style and versatile living space in the heart of Musselburgh. Every room has been thoughtfully finished to a high standard, creating a bright, welcoming environment that effortlessly caters to the demands of modern family life.

### KEY FEATURES

- Stylish and bright detached house.
- Four double bedrooms, two with an en-suite.
- Generous sized garden with shed.
- Large driveway providing parking for a number of cars.
- Within walking distance of Musselburgh train station
- Within close proximity to the local primary school.
- EPC Rating - C
- Council Tax Band - F



The accommodation comprises four well-proportioned bedrooms, with three located on the first floor, including a superb principal bedroom with its own en-suite, together with a stylish family bathroom. Downstairs there is a further double bedroom with an en-suite, providing flexible accommodation ideal for guests, multigenerational living or a private home office.

At the heart of the home is a generous open-plan sitting and dining area, where natural light floods through and creates an inviting space for both everyday living and entertaining. This flows seamlessly through to a conservatory that enjoys direct access to the private rear garden, extending the living space outdoors and offering a wonderful spot for alfresco dining or relaxation.



## MORE INFORMATION

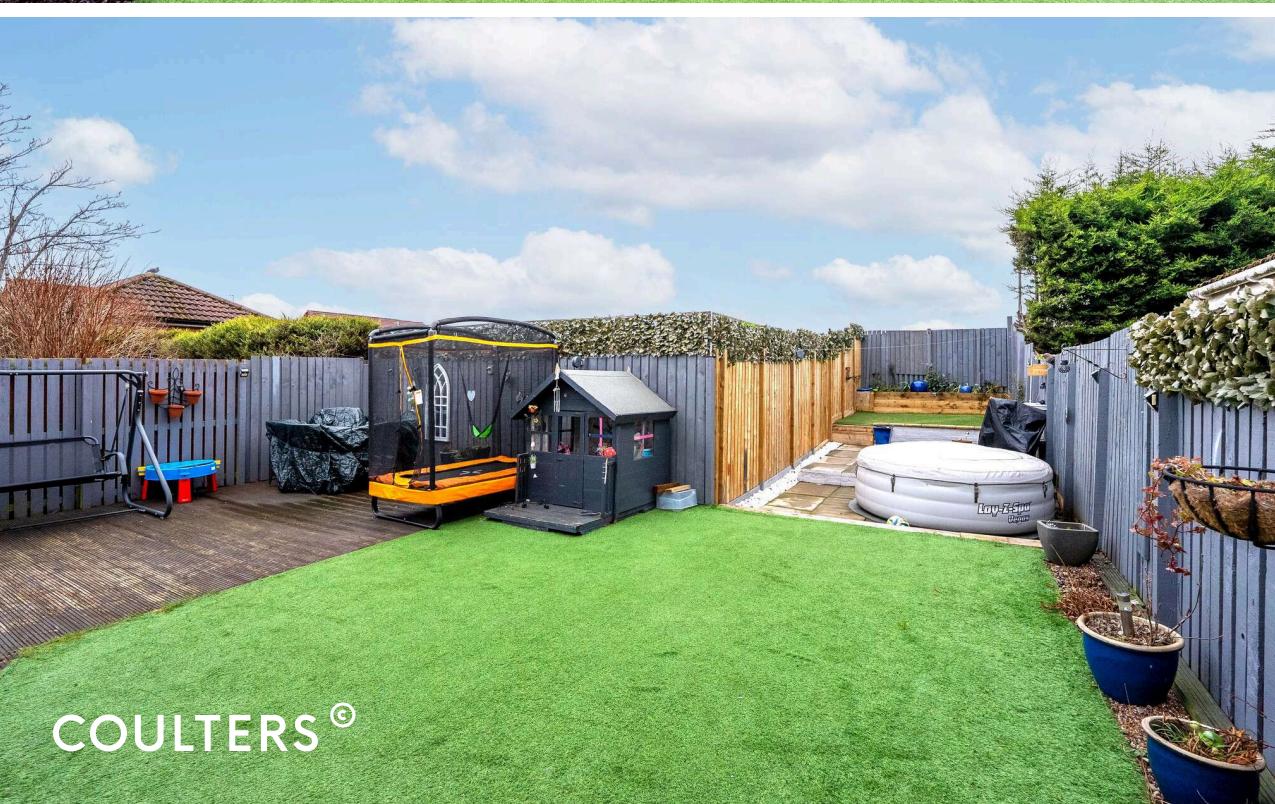
From the dining area, you are led into a well-appointed kitchen with an adjoining utility space with fantastic storage, providing further space for practical daily routines and also direct access out to the garden. The thoughtful layout ensures a natural flow between social and functional spaces, enhancing the enjoyment of family life.

Externally, the rear garden is well maintained and provides a peaceful and easily maintained outdoor area, perfect for children, pets or quiet evenings at home. To the front, a large driveway provides valuable off-street parking for multiple vehicles, adding convenience and practicality for busy households.





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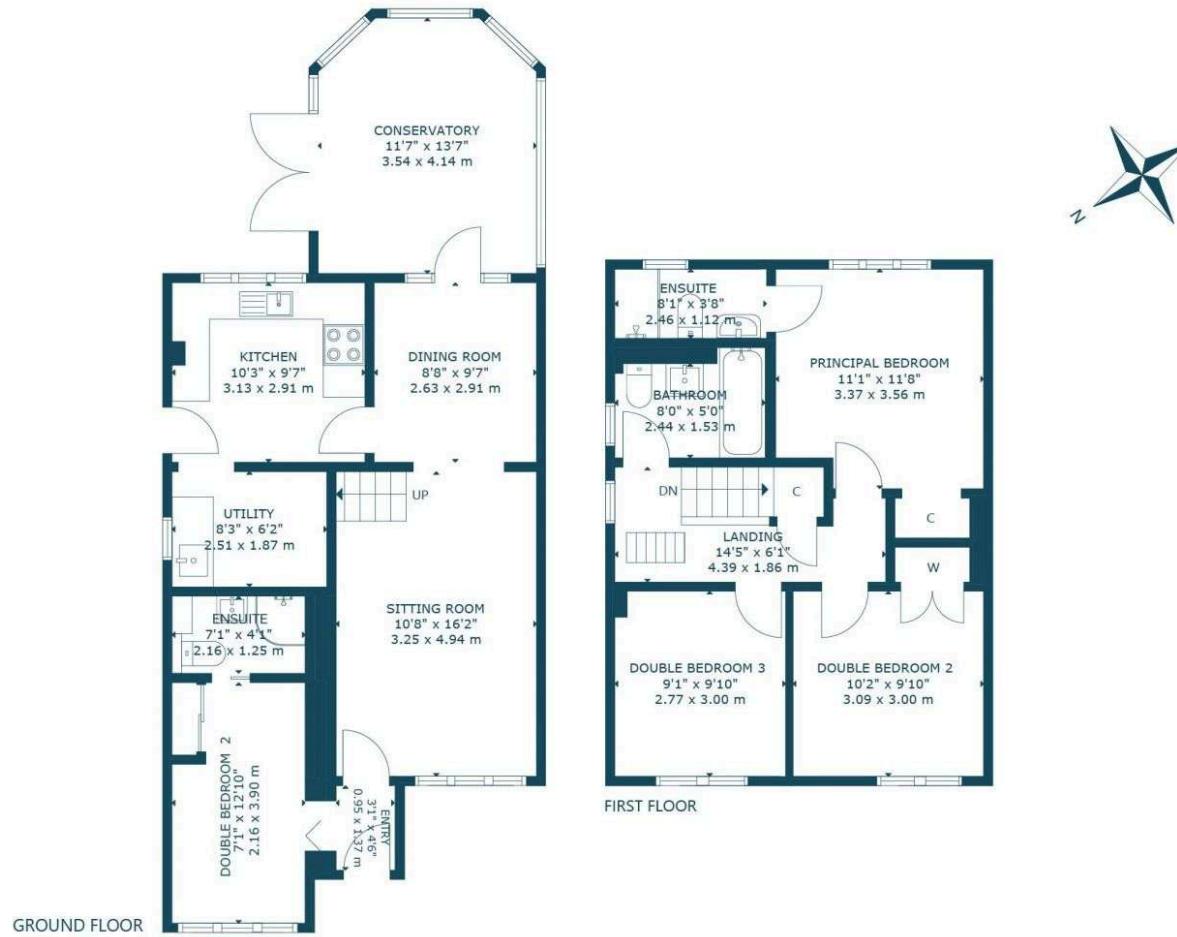


## THE LOCAL AREA

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 directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian. Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach. Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

## EXTRAS

All fitted flooring, integrated appliances, curtains and blinds are included in the sale price.



34 DENHOLM ROAD, MUSSELBURGH, EAST LOTHIAN, EH21 6TU  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,272 SQ FT / 118 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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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.