





Welcome

Welcome to 15 Park View, a beautifully extended end-terraced home featuring four bedrooms, two upgraded bathrooms, separate WC, and stunning spacious dining kitchen. Situated in a highly desirable residential area, in the lovely East Lothian town of Musselburgh, the property benefits from gas central heating, double glazing, driveway for off street parking, a garage style store, and gorgeous private garden grounds to the front and rear which have been designed for outside entertaining and relaxation. This superb property offers excellent value for money in today's market and is sure to prove to be a popular family option. Musselburgh is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network with Wallyford Train Station also close by. Viewing is by appointment and should be made at your earliest convenience.

- Highly desirable residential location and beautifully extended four-bedroom end-terraced home, tastefully decorated throughout
- Spacious living room with fireplace and electric stove-style fire, along with a stunning open-plan dining kitchen and family room featuring integrated appliances, roof windows and French doors to the rear garden
- Flexible layout including entrance hallway, ground-floor WC, utility storage, rear hall/study area, stylish shower room and mezzanine-level fourth bedroom
- Upper level with family bathroom, main bedroom with fitted wardrobes, and two further well-proportioned bedrooms
- Double glazing and gas central heating throughout
- Attractive private gardens to the front and rear, ideal for entertaining and relaxation, with a private driveway and garage-style store
- Early viewing is highly recommended







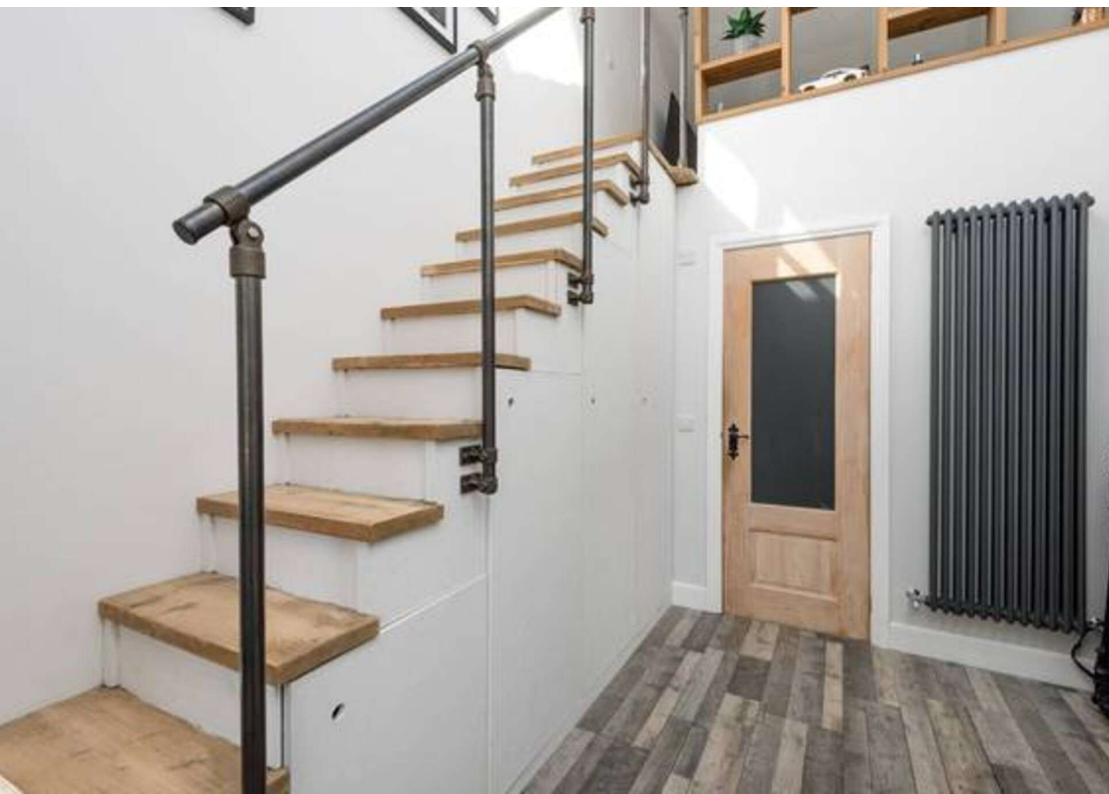
Musselburgh

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre, and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

Extras

floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

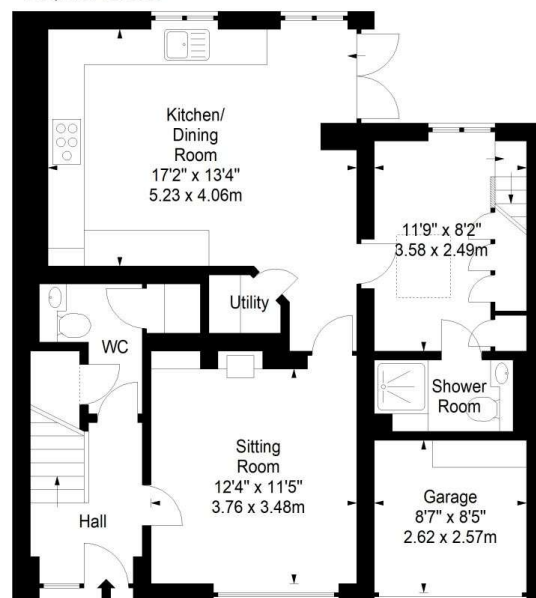


Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

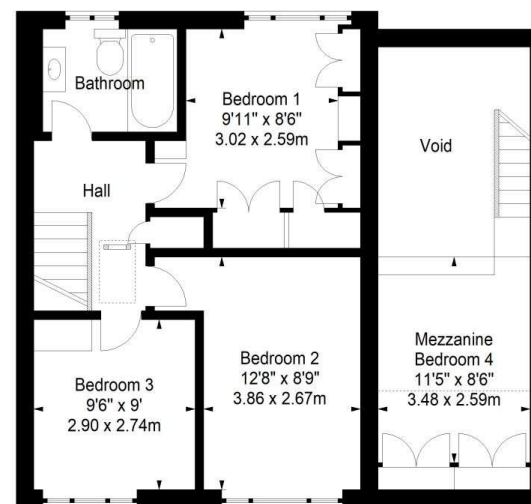
**Park View,
Musselburgh,
East Lothian, EH21 7HT**



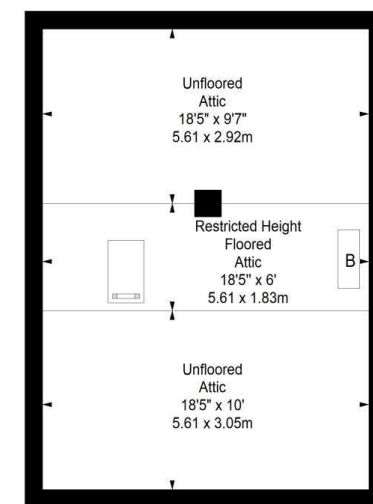
Approx. Gross Internal Area
1324 Sq Ft - 123.00 Sq M
Attic (boarded part)
Approx. Gross Internal Area
110 Sq Ft - 10.22 Sq M
Garage
Approx. Gross Internal Area
72 Sq Ft - 6.69 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Attic

