

COULTERS[©]

38 WINDSOR PARK

MUSSELBURGH, EAST LoTHIAN, EH21 7QL

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful residential area of the ever-popular coastal town of Musselburgh, 38 Windsor Park is a spacious and well-presented three-bedroom end-terraced house, ideally located within easy reach of an excellent range of local amenities, the bustling High Street, picturesque River Esk, Musselburgh Promenade and Edinburgh City Centre.

The property further benefits from a delightful enclosed south facing rear garden and private driveway parking.

KEY FEATURES



Appealing end terraced house.



Three double bedrooms.



Delightful private front and south facing rear garden.



Driveway parking to the front.



Ideally located close to local amenities and transport links.



Modern, well proportioned accommodation.



EPC Rating - C



Council Tax Band - C





Offering bright and versatile accommodation, the property is presented in good order throughout and is ideally suited to modern family living. The ground floor comprises a welcoming entrance hallway with useful understairs storage, a generous sitting room featuring an attractive front-facing bay window, a well-appointed kitchen/dining room fitted with an excellent range of units and appliances and providing direct access to the rear garden, together with a modern family bathroom with overhead shower.

On the first floor, a carpeted staircase leads to a spacious landing with additional storage and three well-proportioned double bedrooms. There is a partially floored attic accessed by a Ramsay ladder. The property is fitted with double glazing throughout and benefits from gas central heating, served by a newly installed Worcester combi boiler.



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 which offers regular day and evening services. Extras

EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, all kitchen appliances and both garden sheds are included in the sale price.

HOME REPORT VALUATION: £245,000



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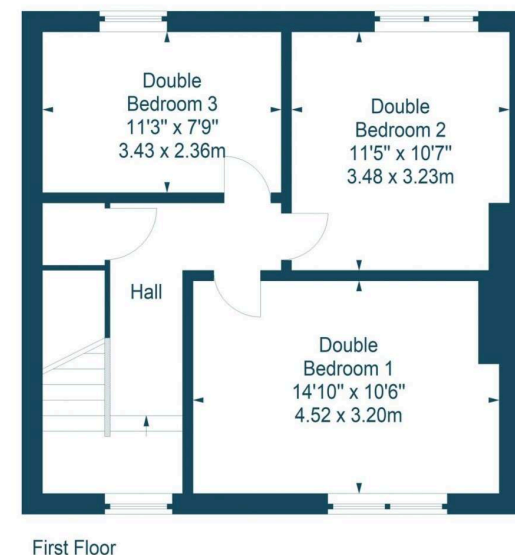
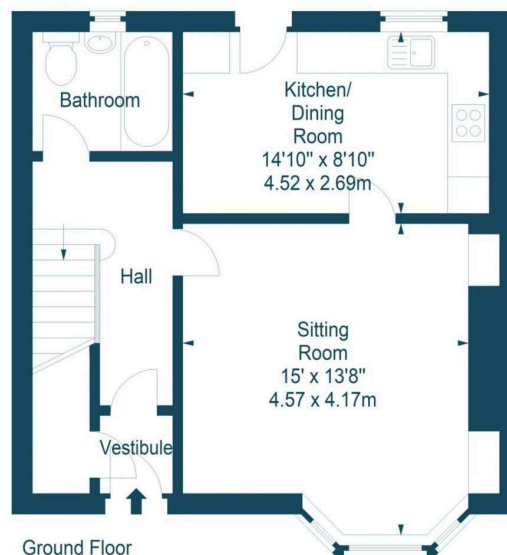


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**Windsor Park,
Musselburgh,
East Lothian, EH21 7QL**



Approx. Gross Internal Area
997 Sq Ft - 92.62 Sq M
For identification only. Not to scale.
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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.