



16 Lewisvale Court

MUSSELBURGH, EH21 7HR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Quietly situated in the popular town of Musselburgh, this three-bedroom double upper villa with captivating Arthur's Seat views, offers bright, and spacious accommodation in excellent condition throughout. A welcoming first-floor hallway, finished with wood-inspired flooring and a neutral décor, leads into a generously proportioned west-facing sitting room. This inviting living space creates a warm and relaxing atmosphere, ideal for everyday living and entertaining.

From here, the accommodation flows into a modern, well-appointed south-facing breakfasting kitchen, flooded with natural light. The kitchen features attractive wood-inspired wall and floor units, a black tiled splashback, complementary worktops, and integrated appliances including a hob, oven, and extractor hood.

Completing the first floor is a spacious west-facing double bedroom with sleek built-in wardrobes, along with a contemporary shower room. The second floor hosts two further well-proportioned double bedrooms, including a south-facing principal bedroom, both continuing the property's tasteful interior style.

Externally, a shared residents' drying green. On-street parking is available

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob, extractor fan, and free-standing washing machine will be included in the sale.



PROPERTY FEATURES

- Three-bedroom double upper villa
- West-facing sitting room
- South-facing breakfasting kitchen
- Three double bedrooms
- Shower room
- Shared drying green
- On-street parking
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - C
- Tenure - Freehold

MUSSELBURGH

Nestled on the southern shore of The Firth of Forth along the banks of The River Esk, Musselburgh is a historic East Lothian town just six miles from Edinburgh and within easy reach of the picturesque beaches of Gullane and North Berwick.

The town benefits from a diverse mix of local and high street shops, cafés, and restaurants, including Luca's famous icecream parlour. For larger shopping requirements, residents enjoy access to a Tesco and Lidl, whilst Fort Kinnaird Retail Park is just a short drive and offers casual dining options such as Pizza Express and Five Guys, a multi-plex Odeon Cinema, and popular retailers like Primark, Boots, and TK Maxx.

This vibrant community is renowned for its world-class racecourse and the Musselburgh Links Golf Club established in 1938 and set within attractive parkland. There is also a sports centre with a 25m swimming pool, gym, and a range of fitness classes. Historic attractions include Newhailes House and Garden and the picturesque Inveresk Lodge Garden, featuring a 17th-century house set within a traditional walled garden.

Educational provisions are well catered for, with several primary schools and Musselburgh Grammar School alongside private options such as Loretto School and additional choices in nearby Edinburgh. Queen Margaret University is only a five-minute drive.

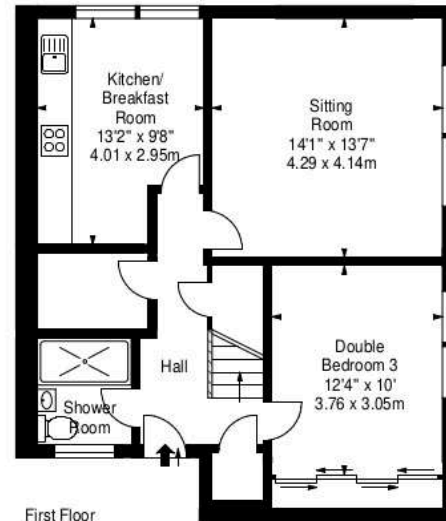
Excellent public transport links, including a train station with regular services to the city centre and an efficient bus network, further enhance the town's appeal particularly for commuters.



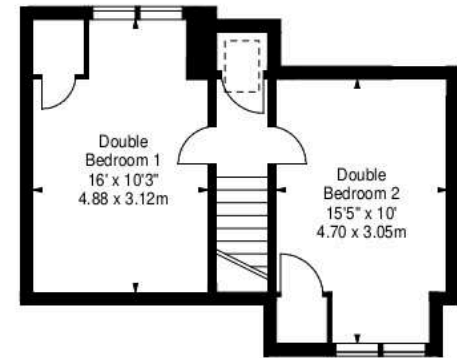
**Lewisvale Court,
Musselburgh,
East Lothian, EH21 7HR**



Approx. Gross Internal Area
1018 Sq Ft - 94.57 Sq M
For identification only, Not to scale.
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First Floor



Second Floor

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PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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