

OFFERS OVER £475,000

31 Inveresk Village  
Inveresk, EH21 7TD

drummondmiller  
Solicitors & Estate Agents



- Rarely available charming 3-bed terraced cottage in Inveresk Village
- Beautifully restored period cottage with original character
- Enclosed rear garden with patio, greenhouse and outhouse.
- Bright living room with access to a stunning conservatory
- Modern kitchen/dining room with integrated appliances
- Contemporary shower room and additional en suite
- Private garage, and on-street parking
- EPC D

### Description

Drummond Miller presents this charming B-listed cottage, dating from around 1790. Thoughtfully restored, offering spacious and flexible accommodation of approximately 130 sqm, including an office loft and garage.

Entry is via a foyer leading to a central hall. To the front is a generous double bedroom, with a second double opposite featuring a deep walk-in wardrobe. A contemporary tiled shower room with a modern suite and large walk-in shower sits nearby.

The bright living room forms the heart of the home, with a feature fireplace and patio doors opening to the conservatory. The kitchen/dining room includes modern units, integrated appliances, and space for family dining. A further double bedroom benefits from an en suite.

Additional features include a spacious office loft with Velux windows, as well as a large, separate, partly floored loft suitable for storage and not included in the floor plan measurements.





### Central Heating and double glazing

The traditional sash windows are fitted with high-quality secondary double-glazing, with the conservatory being fully double-glazed.

The property is equipped with gas central heating, while the main shower room also benefits from underfloor heating.

### Garden and parking

To the rear of the property is a charming, fully enclosed garden that has been beautifully maintained. It features a paved patio, a well-kept lawn, and a wide variety of plants, shrubs, and trees, along with a greenhouse and an external storage outhouse.

The garden also provides access to a single garage located at the rear, which is equipped with both power and lighting. Ample unrestricted on-street parking is available directly to the front of the property.

### Location

Inveresk is a highly sought-after conservation village, characterised by elegant 18th-century mansions and Victorian family homes, located just six miles east of Edinburgh city centre. The area is believed to have been continuously inhabited since the time of the original Roman settlement. Within the village, there is a National Trust property with gardens, a historic church, and the upper section of Lewisvale Park.

Immediately to the north lies the popular coastal town of Musselburgh, set on the southern shore of the Firth of Forth at the mouth of the River Esk. Surrounded by unspoilt countryside, the area offers scenic walks along the river, promenade, and nearby links. A wide range of leisure facilities is available, including the renowned Musselburgh Racecourse, several golf courses, a theatre, harbour, sailing opportunities, a swimming pool and sports centre, as well as a modern private gym.

Musselburgh retains its traditional market town layout, now home to a variety of shops, banks, and supermarkets, including a large Tesco. The town also benefits from excellent educational institutions, such as Loretto School and Queen Margaret University. Transport connections to Edinburgh are convenient, with a local railway station, regular bus services, and easy access to the A1, which links to the City Bypass, major motorways, and Edinburgh International Airport.

### Council Tax and EPC

Council Tax band F and has a D-rated Energy Performance Certificate.

### Home Report

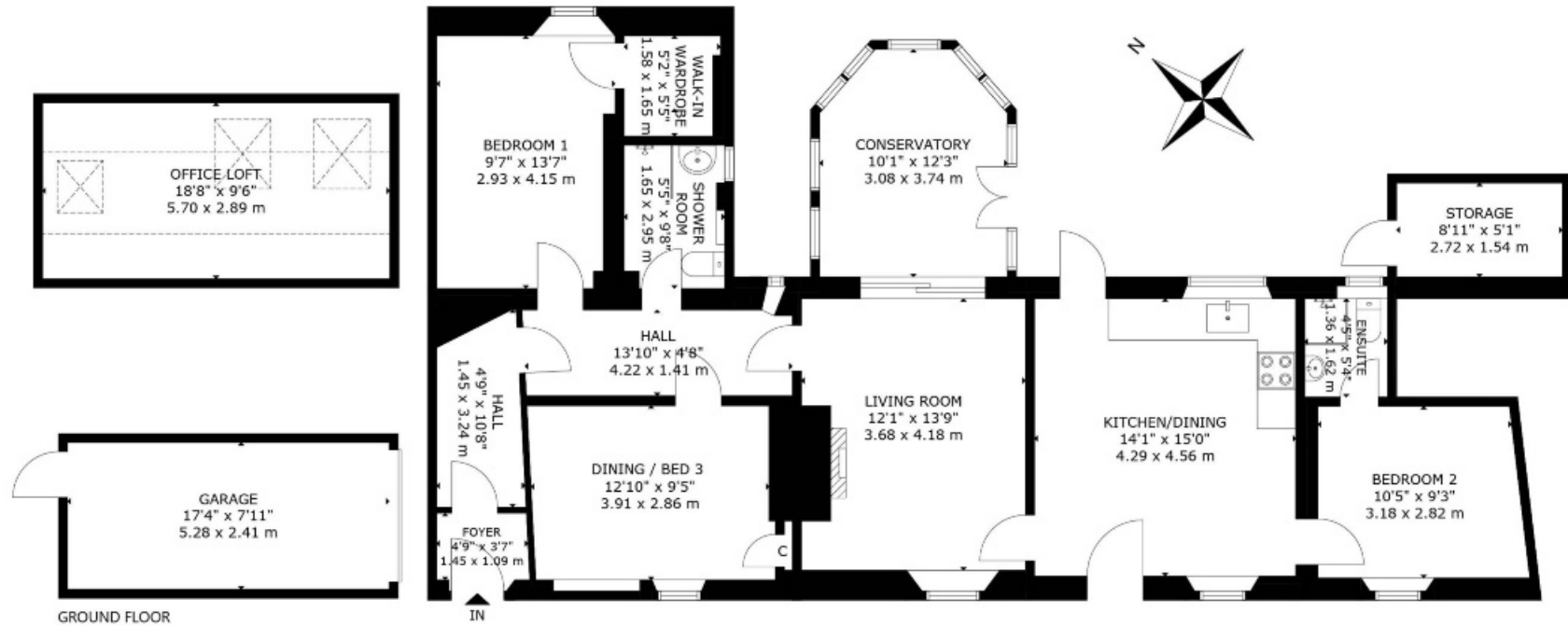
The property has been valued at £ 485,000 and a link to the Home Report is available from the ESPC website

### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



31 INVERESK VILLAGE ROAD, MUSSELBURGH, EH21 7TD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,355 SQ FT / 131 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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