

COULTERS<sup>©</sup>

# 90 WEST HOLMES GARDENS

MUSSELBURGH, EAST LOTHIAN, EH21 6QJ

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

90 West Holmes Gardens is a delightful three-bedroom period terraced home that presents beautifully balanced accommodation throughout and enjoys the added benefit of a private rear garden, perfectly suited to modern living.

The ground floor opens into an elegant sitting room, where a charming feature fireplace creates a warm and inviting focal point. To the rear, a spacious kitchen is thoughtfully designed with ample storage, generous work surfaces, and plenty of room for dining, making it ideal for both everyday living and entertaining.



## KEY FEATURES



Charming period terraced house with wonderful presentation.



Three bedrooms.



Beautifully presented courtyard garden.



Unrestricted on street parking.



Quiet residential street in highly desirable area



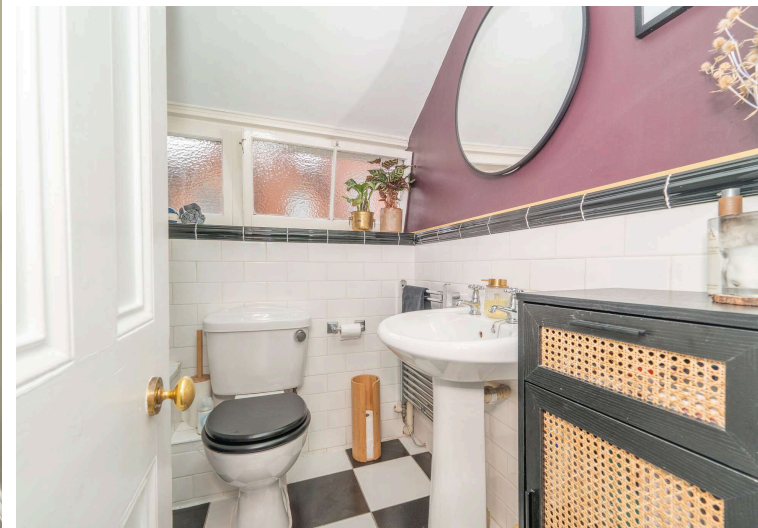
Close to amenities and fantastic transport links.



EPC Rating - D



Council Tax Band - E



Double doors lead directly out to the private rear garden, creating a seamless flow between indoor and outdoor spaces. Just off the kitchen, a versatile additional room-currently used as a home office-offers flexible accommodation to suit a variety of lifestyles. A conveniently located WC completes the ground floor. Upstairs, the first floor comprises three well-proportioned bedrooms, two of which are comfortable doubles, along with useful hallway storage and access to the attic. A well-appointed three-piece family bathroom with overhead shower is positioned on the half landing.

Outside, the property benefits from a south-west facing rear garden, providing a wonderful setting for al fresco dining, relaxation, and enjoying the afternoon and evening sun. The property also benefits from unrestricted on-street parking.

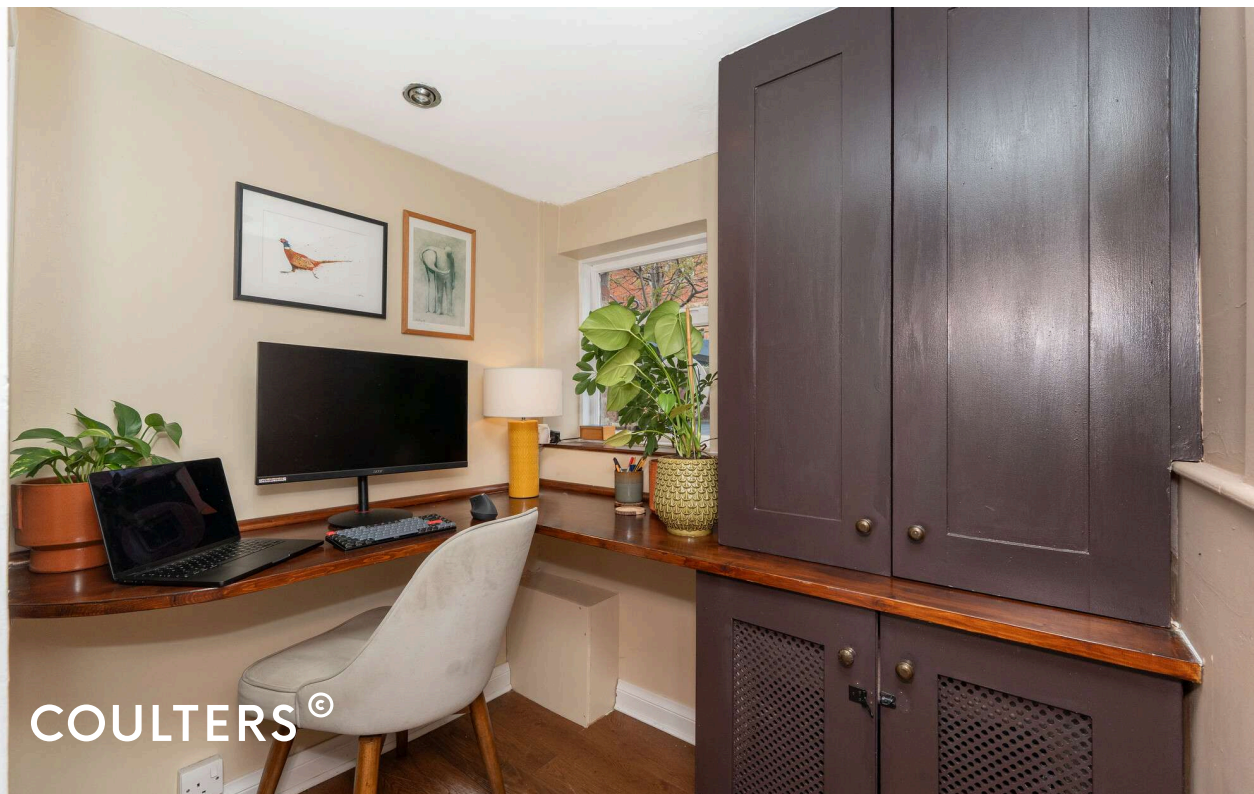


## THE LOCAL AREA

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

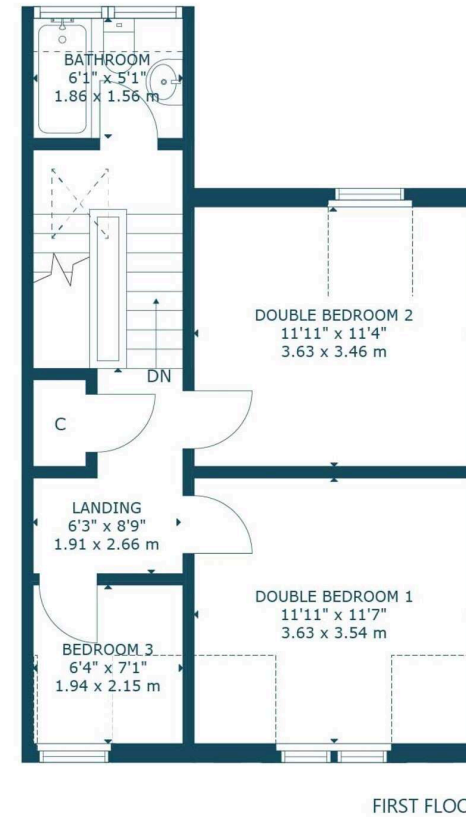
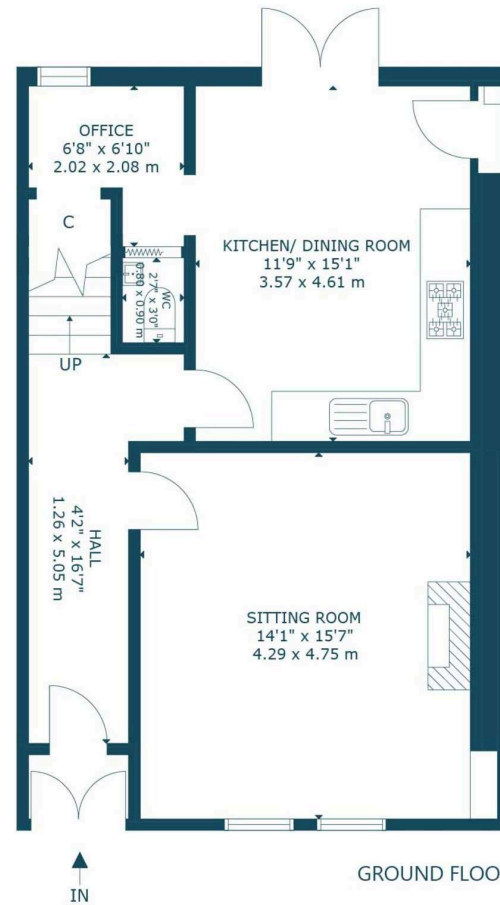
All integrated appliances, blinds and freestanding fridge freezer are included in the sale price.



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**HOME REPORT VALUATION: £410,000**





90 WEST HOLMES GARDENS, MUSSELBURGH, EH21 6QJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,077 SQ FT / 100 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.