

CHAMPVRAIE

PROPERTY

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



**OFFERS OVER
£320,000**

WELCOME TO 15 PARK VIEW, MUSSELBURGH, EAST LOTHIAN, EH21 7HT

This exceptional four-bedroom end-terrace home at 15 Park View, Musselburgh offers generous and flexible living space, beautifully enhanced by modern finishes and well-designed extensions, making it an ideal family home.

The heart of the property is the impressive extended kitchen and dining area, fitted with contemporary units and integrated appliances, providing a superb space for both everyday living and entertaining. French doors open directly onto the south-facing garden, flooding the space with natural light and creating a seamless connection to the outdoors. A separate modern living room offers a comfortable and stylish retreat, while quality flooring throughout adds to the home's turnkey appeal.

A standout feature is the striking mezzanine extension, forming a unique double-height bedroom complete with its own en suite shower room. This space adds character and versatility, perfect as a principal suite, guest accommodation or a private work-from-home area. In total, the property offers four well-proportioned bedrooms, two bathrooms and an additional WC, catering perfectly to family life.

Externally, the home continues to impress. The south-facing rear garden has been thoughtfully landscaped and includes a patio area, wooden pergola, multiple sheds and a side gate, providing both practicality and an ideal setting for relaxing or entertaining. A rear garage offers further storage or workshop potential. To the front, a double monoblocked driveway ensures ample off-street parking, along with a powered bike garage for additional convenience.

Further benefits include gas central heating and a highly desirable location, close to local schools, amenities, transport links and the many attractions of Musselburgh, including its coastline and green spaces.

Combining space, style and excellent outdoor features, this is a rare opportunity to acquire a substantial and beautifully presented home in a sought-after residential area.



LOCATION

Musselburgh, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!





FEATURES

SERVICES

Mains water, electricity and drainage supply.

All electric heating

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : E



LIVING ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 4



KITCHEN



BATHROOM 1



BATHROOM 2





BEDROOM 3





FOR SALE : 91C INVERESK ROAD, MUSSELBURGH, EH21 7BE



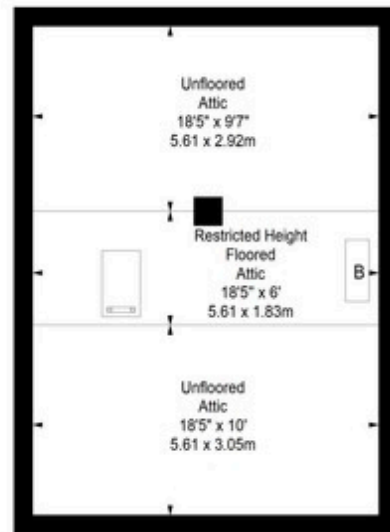
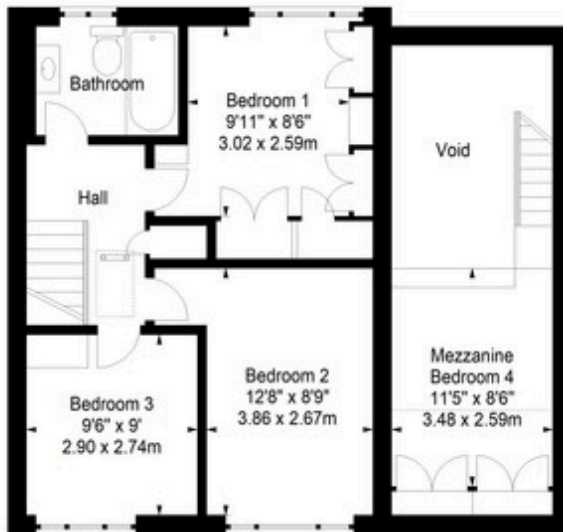
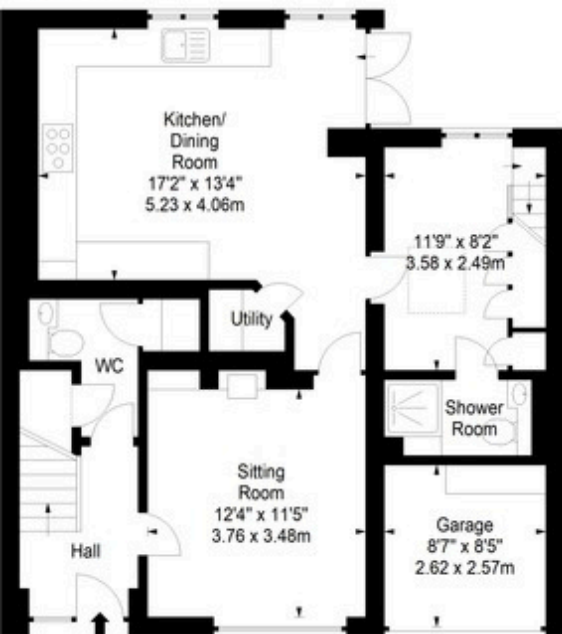
FLOOR PLAN



**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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GET IN TOUCH

Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at Bradley@champvraie.co.uk or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

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