



# 5 ALLAN TERRACE

Musselburgh, East Lothian, EH21 6AQ



2

Public Room



5

Bedrooms



3

Bathrooms

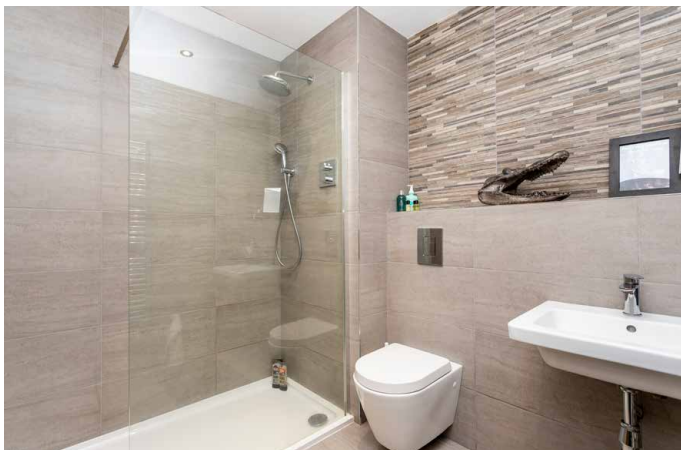


## 5 ALLAN TERRACE

Attractively positioned within a sought-after contemporary development in coastal Musselburgh, this impressive five-bedroom, three-bathroom (plus WC) terraced home offers spacious family accommodation across three beautifully presented levels. Large black tilt-and-turn windows and French doors flood the interiors with natural light, while the generous living room and stylish dining kitchen create ideal spaces for modern family life. With five double bedrooms, including a principal suite with an en-suite bathroom, the property is perfectly suited to growing families, commuters, couples and those seeking flexible accommodation. 5 Allan Terrace enjoys an enviable position with views towards Musselburgh Golf Club, whilst being close to well-regarded schools, green spaces, bus and rail links, and the town's excellent range of shops, cafés, and leisure facilities. A private garden, driveway parking, and easy access to the coast further enhance its appeal.







B

EPC  
RATING

G

COUNCIL  
TAX BAND

VIEWING

By appointment only  
with Gilson Gray on  
01620 893 481

## Features

- Terraced house in coastal Musselburgh
- Part of a contemporary development
- Sought-after location near bus/rail links, schooling and outdoor space
- Attractive modern interiors
- Vestibule and reception hall with storage and WC
- Generous light-filled living room with French doors to the garden
- Stylish kitchen/dining room and utility room
- Carpeted main bedroom with a wardrobe and an en-suite bathroom
- Four more double bedrooms with wardrobes
- Flexibly study/sitting room
- Two modern shower rooms
- Private Garden with seating and a lawn
- Private driveway parking
- Gas central heating and double glazing





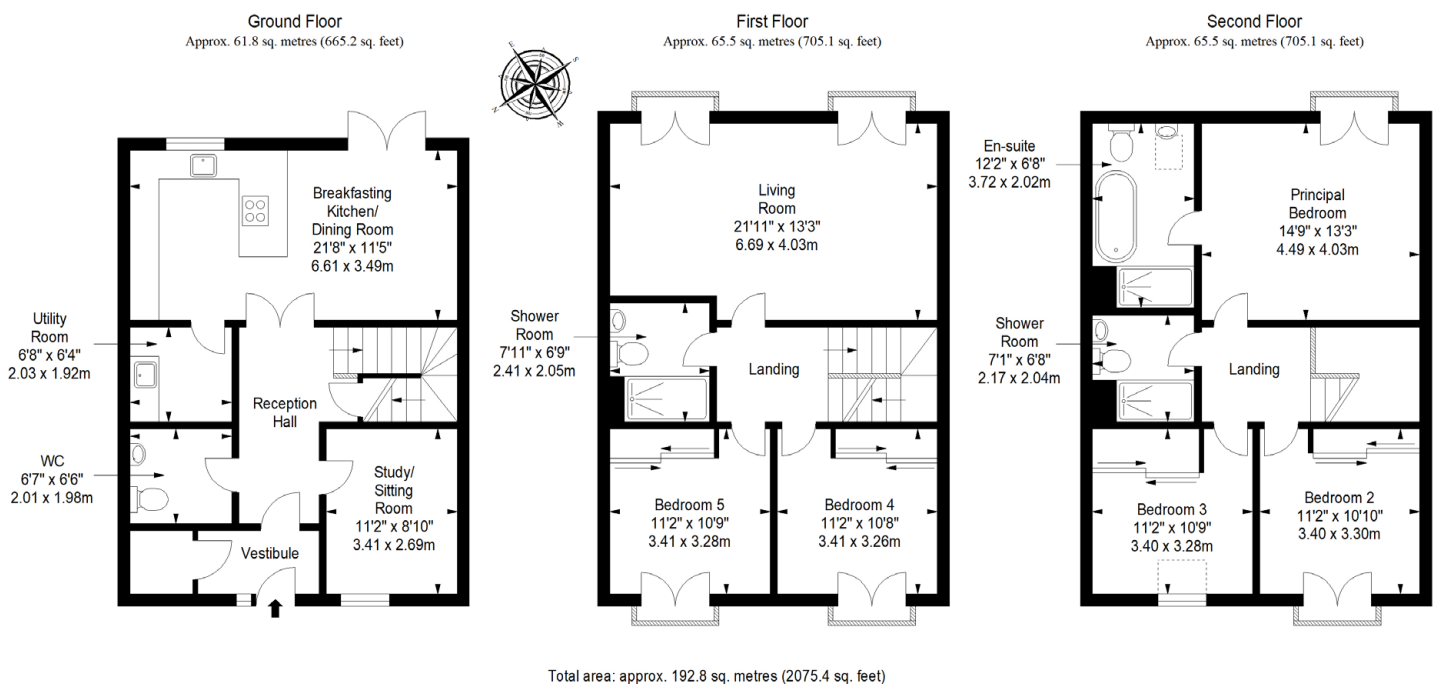


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



# MUSSELBURGH, EAST LOTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the particulars are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.