

TRINITY HOUSE

9 North High Street, Musselburgh, East Lothian, EH21 6JA



GILSON GRAY

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Welcome to TRINITY HOUSE

Welcome to Trinity House: a traditional family home in Musselburgh which offers extensive interior and exterior space, including two reception rooms, a generously appointed breakfasting kitchen, and four king-size bedrooms, as well as a substantial garden that is perfect for families.

GENERAL FEATURES

A large, traditional end-terrace house that is rarely available
Desirable location within the Musselburgh conservation area
Neutrally presented interiors with characterful period details
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming vestibule and reception hall with abundant storage
A spacious, south-facing living room with a feature fireplace
Versatile, south-facing dining room with space for sitting area
Breakfasting kitchen with generous cabinetry and workspace
Utility room, walk-in store, and rear porch with garden access
Bright landing lit by a skylight and artistic stained-glass window
Four expansive king-size bedrooms (two with built-in storage)
Shower room with a three-piece suite, set on the ground floor
Bathroom with a three-piece suite, positioned on the first floor

EXTERIOR FEATURES

A substantial rear garden with a large paved area and lawn
Unrestricted on-street parking available on North High Street

PROPERTY NAME

Trinity House

LOCATION

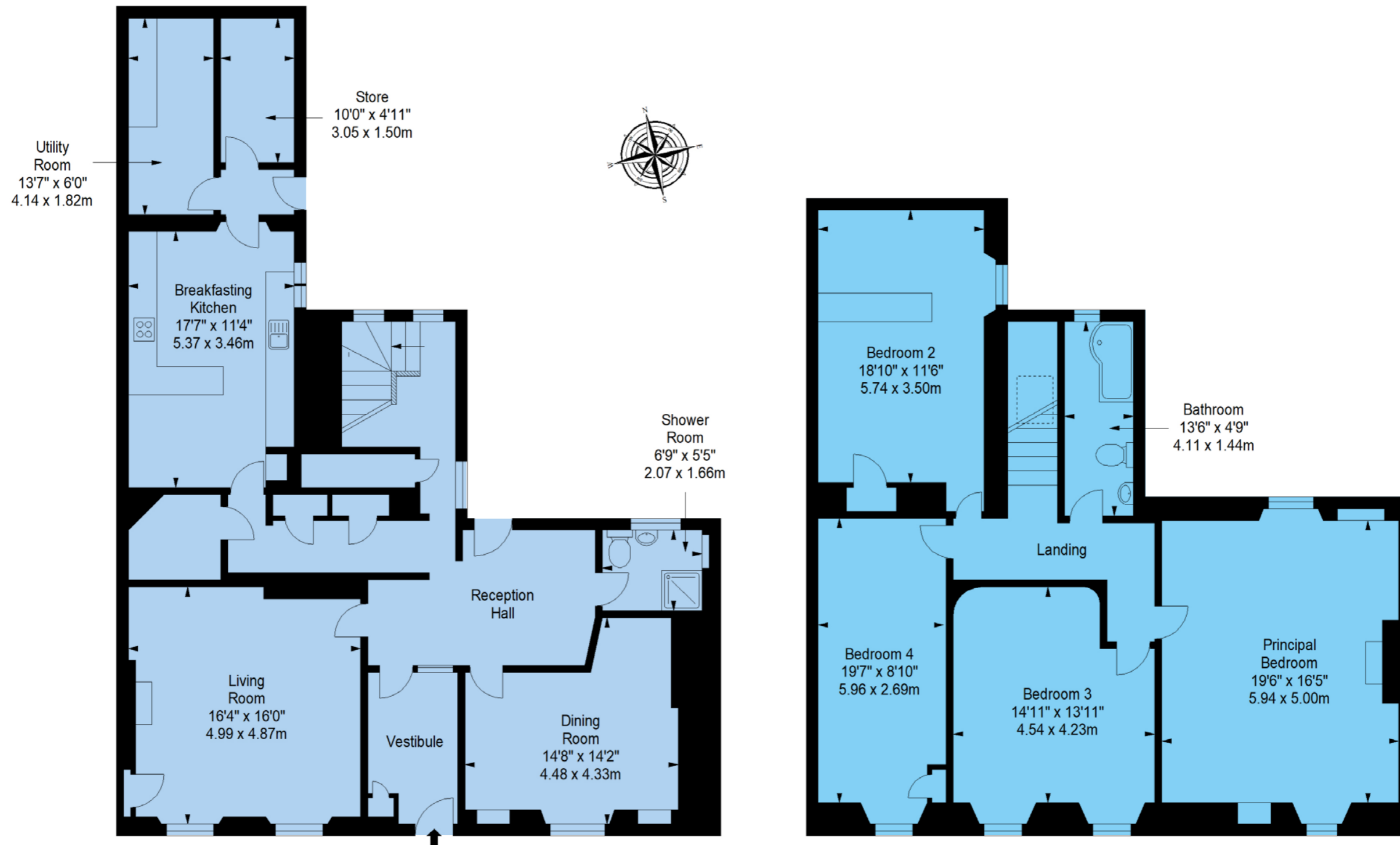
Musselburgh, EH21 6JA

● GROUND-FLOOR ● FIRST-FLOOR

APPROXIMATE TOTAL AREA:

240.0 sq. metres (2583.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.





This rarely available four-bedroom house is an expansive end-terrace property that offers the scope of traditional architecture, boasting large rooms throughout and characterful period features (such as decorative fireplaces and working window shutters). Furthermore, the accommodation is presented with sympathetic styling in light, neutral hues which ensures new buyers enjoy a turn-key residence that is easy to adapt and add their own mark to. It further benefits from a separate bath and shower room, as well as a south-facing aspect and a fantastic garden. Forming part of the Musselburgh conservation area, this property also has a highly desirable setting for families. Excellent amenities, supermarkets, bus and rail links, and schools (including the renowned Loretto School) are all within walking distance, along with the long sandy beach and idyllic River Esk walkway.

A strong FIRST IMPRESSION

The home begins with a strong first impression via a welcoming vestibule and a bright reception hall, offering abundant storage. Defined by a crisp neutral palette and charming architectural details, the hall sets the scene for the accommodation to follow.



TWO RECEPTION AREAS

with south-facing aspects



With two reception areas, Trinity House offers lots of space for unwinding and dining. The living room has the charm of varnished wooden floorboards and a handsome feature fireplace set beside a useful Edinburgh press cupboard. On the other hand, the separate dining room is carpeted, providing a shelved recess and additional space for comfy sofas – ideal for entertaining family and friends. Both rooms are characterised by neutral décor and picture rails, and both have south-facing aspects for a cascade of daily light.



CHARMING LIVING ROOM

with a feature fireplace



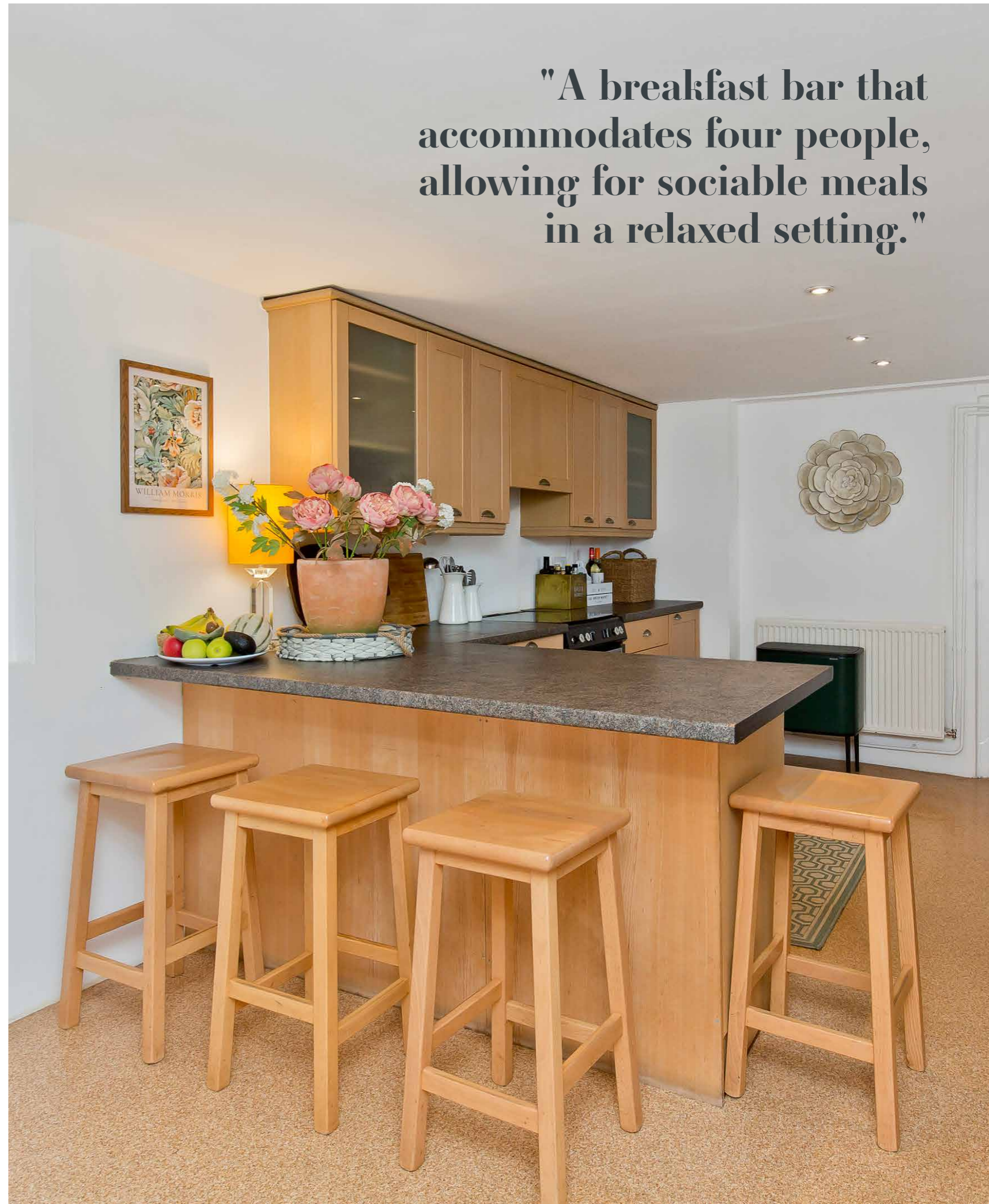


LARGE BREAKFASTING KITCHEN

The breakfasting kitchen has a generously appointed range of cabinets and sweeping worksurfaces, offering a wealth of storage and counterspace. Finished in wood-style and stone-effect tones, it has a popular aesthetic that pairs well with the neutral backdrop—a breakfast bar that accommodates four people, too, allowing for sociable meals in a relaxed setting. The kitchen is connected to a rear porch with access to the garden, as well as a walk-in store and a utility room ensuring greater practicality.



"A breakfast bar that accommodates four people, allowing for sociable meals in a relaxed setting."





Finished in wood-style and stone-effect tones, it has a popular aesthetic which pairs nicely with the neutral backdrop



EXPANSIVE KING-SIZE BEDROOMS

Extending off a bright landing lit by an artistic stained-glass window and skylight, the four bedrooms are all expansive king-size rooms with ample floorspace for a wide variety of bedside furnishings.

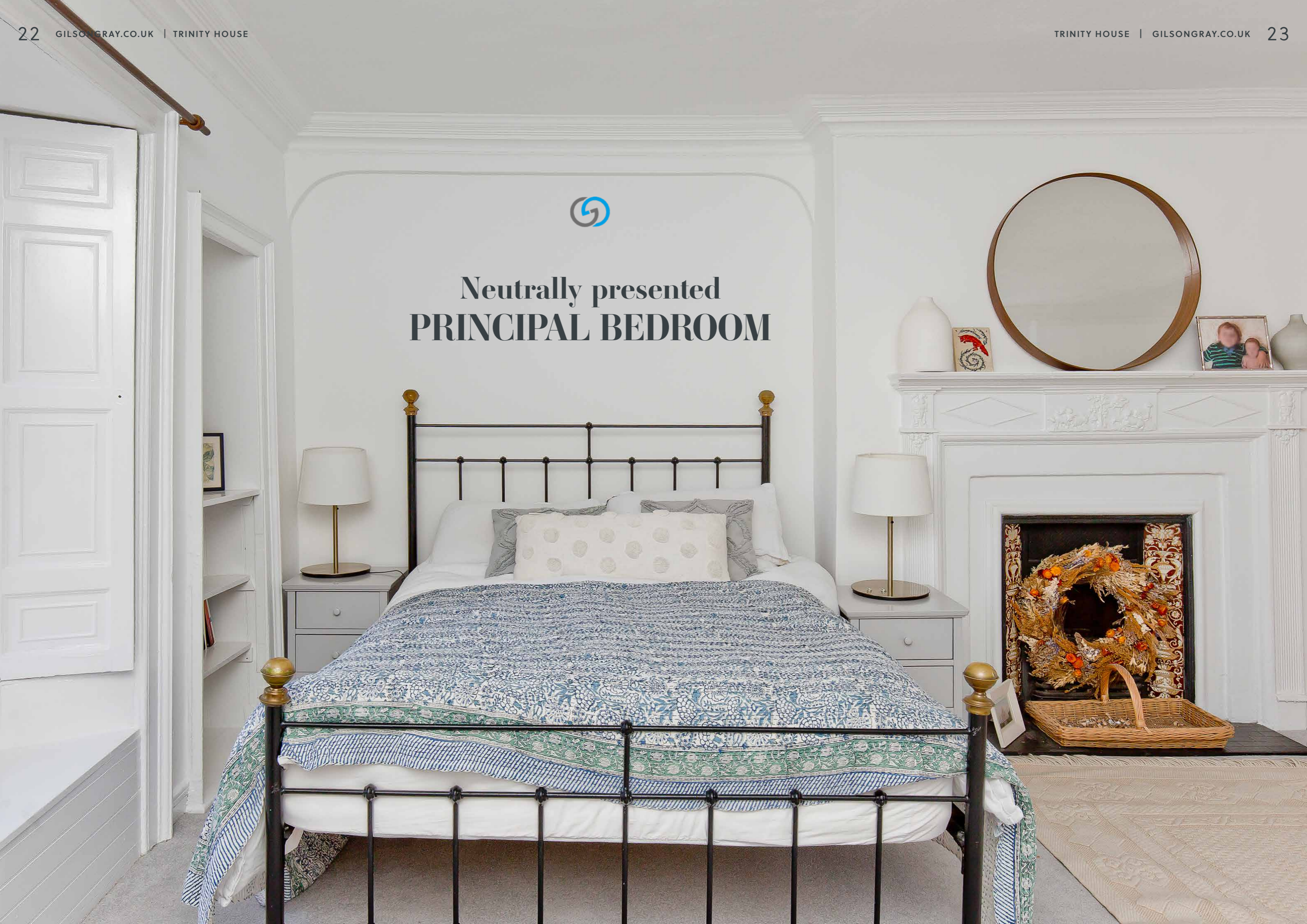


The neutrally presented principal bedroom further boasts dual-aspect windows, a traditional feature fireplace, and enough room for a dedicated lounge area.





Neutrally presented PRINCIPAL BEDROOM



THREE FURTHER BEDROOMS

Similarly, the second bedroom has a matching aesthetic, as well as a partition decorated with accent wallpaper reminiscent of William Morris designs. This partition defines the sleeping space while creating a secluded bay for quiet study, dressing, or relaxation.



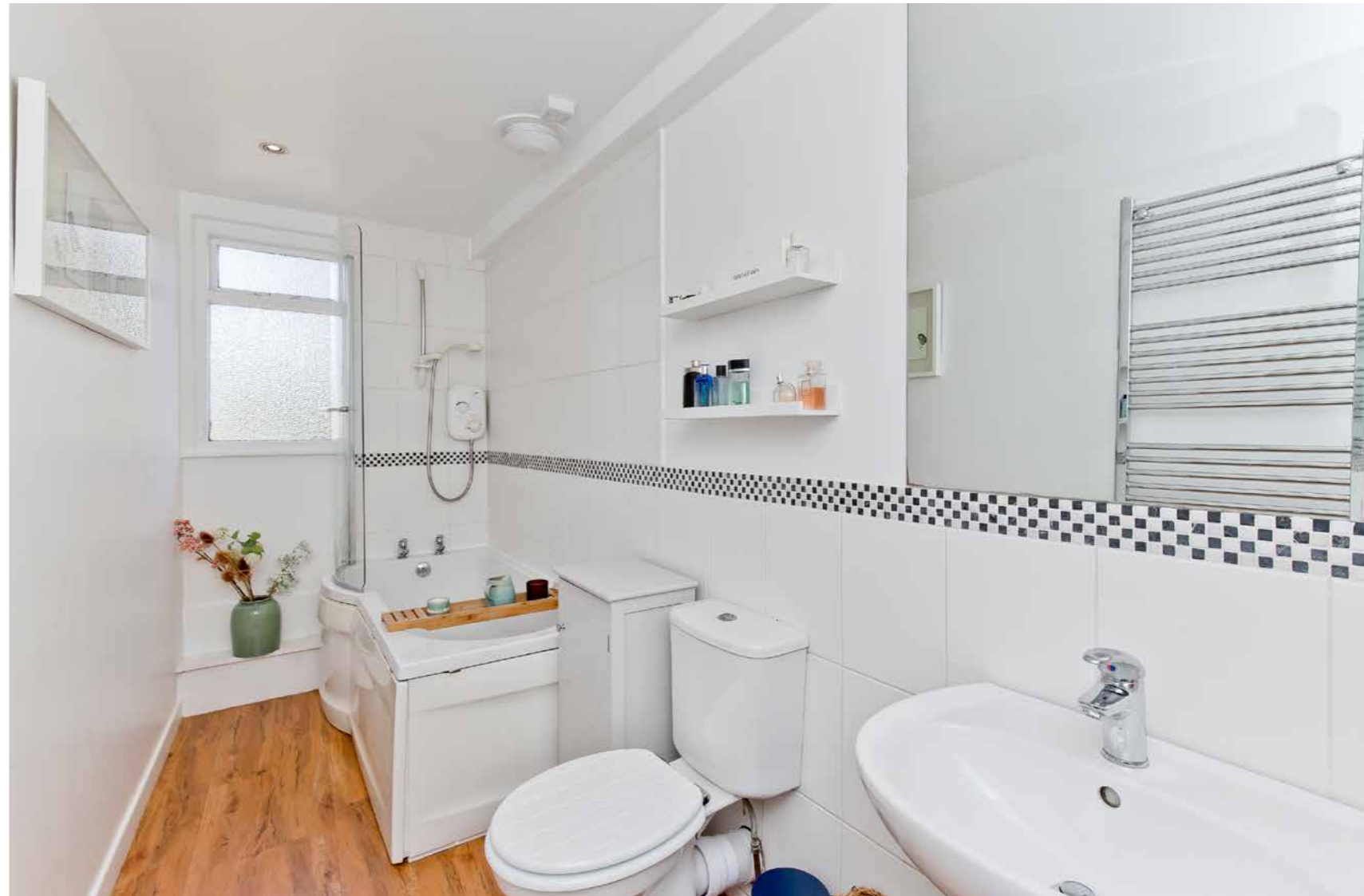
Meanwhile, bedrooms three and four both enjoy picture rails and cheerful décor, the latter also coming with built-in storage like the second bedroom.





Light-filled facilities on both floors

The ground level is served by a three-piece shower room with useful storage cubbies, whilst the first floor has a three-piece bathroom with a towel radiator and overhead shower. Both are neutrally styled, enhancing the light ambience.



BATHROOMS



A substantial garden made for summer social events

Externally, Trinity House has the benefit of a substantial rear garden which is fully enclosed, offering a generous paved area and a long stretch of lawn – all framed by mature plants creating a scenic and leafy environment. Perfect for families and summer gatherings, it is further enhanced by the home's mustard-yellow façade which adds to the garden's overall charm and character. Unrestricted on-street parking is available to the front of the property and along North High Street.



Extras: all fitted floor coverings, window blinds, and light fittings to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

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 bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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