



GARDEN STIRLING BURNET

**4 ESKSIDE EAST,**  
MUSSELBURGH, EAST LOTHIAN, EH21 7RS







Situated by the River Esk, this three-bedroom end-terrace house has an idyllic setting in the Musselburgh conservation area, within easy reach of amenities, schools, and transport links. In addition, it has a corner plot, offering spacious rooms that are well presented in light neutral hues. The property further benefits from secure private parking and a southeast-facing rear garden.

Inside, a vestibule welcomes you, leading through to a bright hall with a handy WC. On the right is the living room, which is brightly illuminated by a bay window. Crisp neutral décor adds to the airy ambience, creating an inviting environment for daily use. A feature fireplace and a press cupboard complete the room. Next door is the open-plan kitchen and dining room, which share a spacious footprint to accommodate a table and chairs. This space has built-in storage and it extends out into the rear garden for summer barbecues. Meanwhile, the kitchen area is equipped with white cabinets and wood-toned worktops, backed by splashback tiles. A freestanding cooker, with a gas hob and double electric oven, and a fridge/freezer are included, alongside space for a washing machine.

## FEATURES

- End-terrace house with a corner plot
- Part of a conservation area
- By the River Esk in Musselburgh
- Lightly decorated interiors
- Vestibule and hall with a WC
- Living room with a bay window
- Spacious kitchen/dining room
- Two large double bedrooms
- Dual-aspect single bedroom
- Bathroom with overhead shower
- Large attic providing generous storage
- Private front and rear gardens
- Integral garage for secure parking
- Gas central heating and traditional windows
- Secondary glazing to front bedrooms









The three bedrooms are upstairs off a naturally-lit landing. They are comprised of two large doubles and a dual-aspect single, all of which have built-in storage. Furthermore, each room is lightly decorated and laid with a fitted carpet. A three-piece bathroom with an overhead shower serves the bedrooms. There is also a large attic providing generous storage. The property has gas central heating and traditional single-glazed windows, with secondary-glazing applied to the front-facing bedrooms upstairs. The home is flanked by private gardens to the front and rear. The latter is fully enclosed for families, enjoying a lawn, a patio, and a sunny, southeast-facing aspect. There are also two sheds and an external store. In addition, secure private parking is provided via an integral garage that has access to the hall.

Extras: all fitted floor coverings and window blinds, select light fittings, a freestanding cooker, and a fridge/freezer to be included in the sale. The window curtains may be available by separate negotiation.











## 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, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at 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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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

