



**32 RAVENSHEUGH BRAE,
MUSSELBURGH, EAST LOTHIAN, EH21 7FF**





Set at the end of a peaceful cul-de-sac in Musselburgh, this executive semi-detached house is an exceptional four-bedroom residence by CALA Homes. The southwest-facing property is completed to a high specification, offering private parking, a family-friendly garden, and impressive interiors decorated in neutral tones. Presented in true walk-in condition, it is an outstanding home for contemporary lifestyles.

Inside, a hall provides a fantastic first impression, enjoying an Amtico floor that flows throughout the ground level. It also offers a handy WC. Tucked behind a glazed door, the living room has an elegant aesthetic, framed by a media wall with downlighters. It is well-proportioned and brightly illuminated by a southwest-facing window, making it an ideal space for daily use. The kitchen/dining room is also behind a glazed door. It has an expansive footprint that spans the entire width of the home, providing space for lounge and dining furniture before extending out into the garden via French doors. It has a high-end design, equipped with generous cabinet storage and deluxe Silestone worktops. Finished with white splashback tiles, undercabinet lighting, and quality integrated appliances by Siemens, it has a suave and sophisticated style.

FEATURES

- Executive semi-detached house by CALA Homes
- Quiet cul-de-sac setting in Musselburgh
- Finished to a high specification throughout
- Welcoming entrance hall with a WC
- Elegant living room with a media wall
- High-end kitchen and dining room
- Three double bedrooms with wardrobes
- Versatile fourth bedroom with storage
- Contemporary en-suite shower room
- High-spec four-piece family bathroom
- Landscaped gardens to the front and rear
- Integrated garage and private driveway
- Gas central heating and double glazing
- Solar PV roof panels for added efficiency





Upstairs, the four bedrooms consist of three doubles (with built-in wardrobes) and a versatile fourth bedroom/office with built-in storage. Each room is finished with a keen eye for detail, with the principal bedroom boasting a contemporary en-suite shower room with an anti-fog, backlit mirror. Completing the home is a high-spec family bathroom, which is enveloped in premium wall and floor tiles. It has a four-piece suite comprised of a hidden-cistern toilet, a storage-set washbasin, a towel radiator, a bath, and a shower cubicle. The property has a security alarm, gas central heating, and double glazing throughout. It also has PV solar roof panels for efficiency. Outside, the landscaped front and rear gardens are carefully maintained. The latter is fully enclosed, offering a patio, a neat lawn, and a decked area for summer dining. An integrated garage and monoblock driveway (with a connection point for an electric car charger) provide private parking. Extras: all fitted floor coverings, window blinds, select light fittings, and integrated Siemens appliances (induction hob, fan oven and microwave oven, fridge/freezer, dishwasher, and washing machine).







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, lying just a 10-minute walk from Wallyford train station with links to North Berwick and Edinburgh Waverley, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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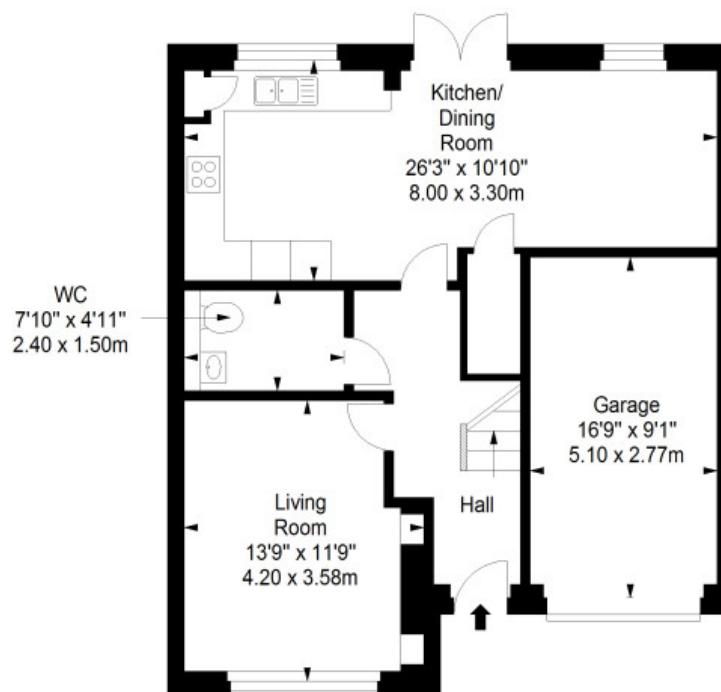
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

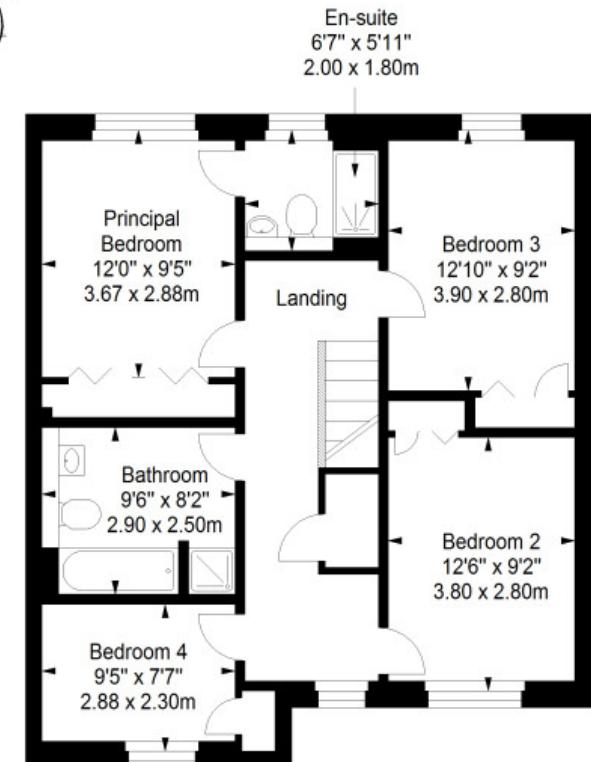
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 68.3 sq. metres (735.2 sq. feet)



First Floor
Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 138.0 sq. metres (1485.5 sq. feet)