



106A Market Street
Musselburgh, EH21 6QA

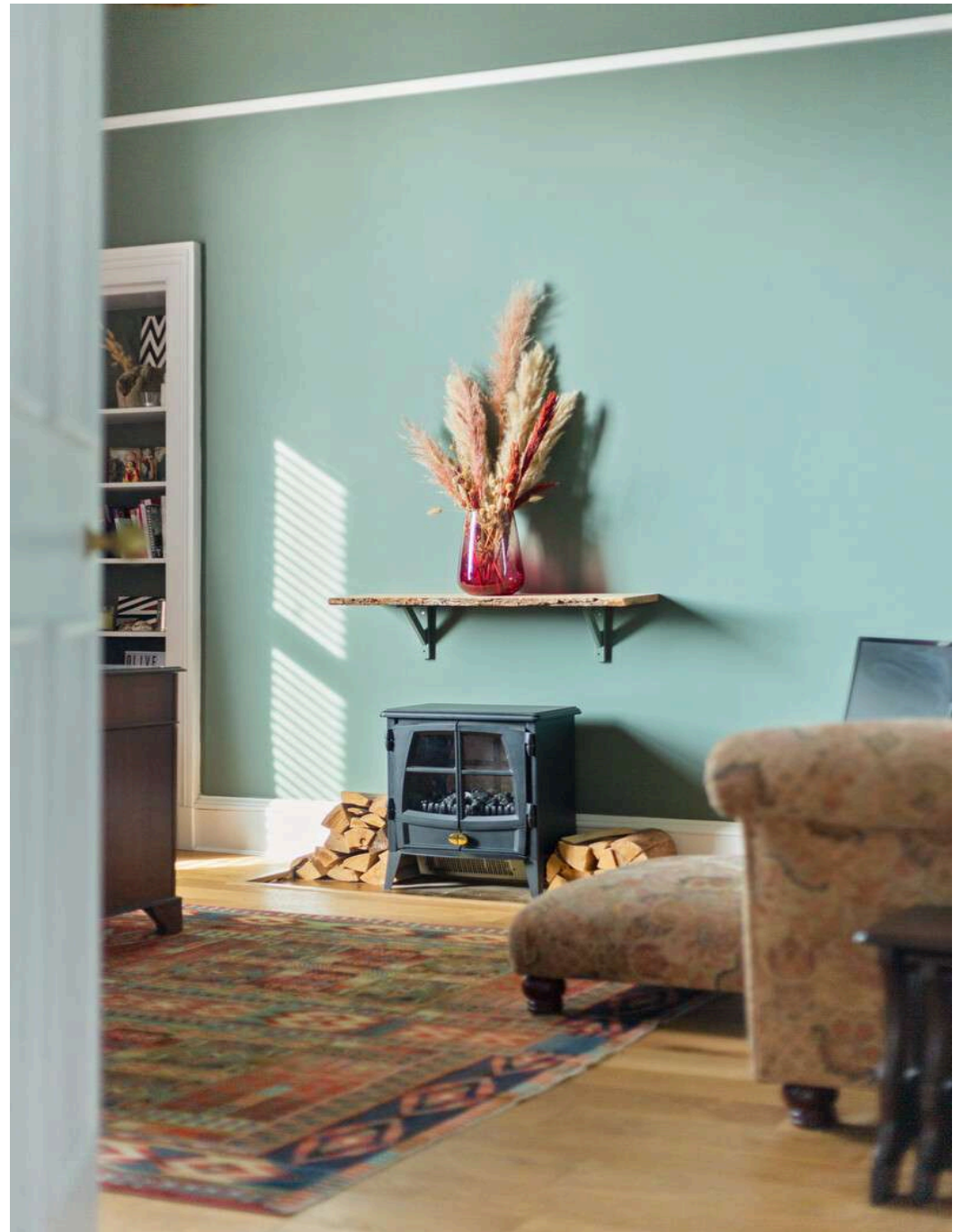
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"Olivebank House, 106A Market Street is an elegant and generously proportioned five-bedroom double upper villa, forming part of a converted Victorian home"

- ENTRANCE HALL
- STAIRWAY
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- OFFICE/BEDROOM FIVE (DOUBLE)
- STUDY/BEDROOM FOUR
- SHOWER ROOM
- UPPER LANDING
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING









LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

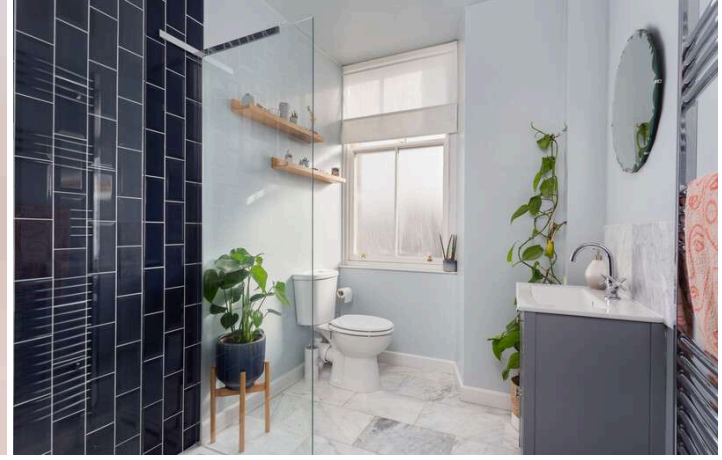
The energy efficiency rating for this property is band E.



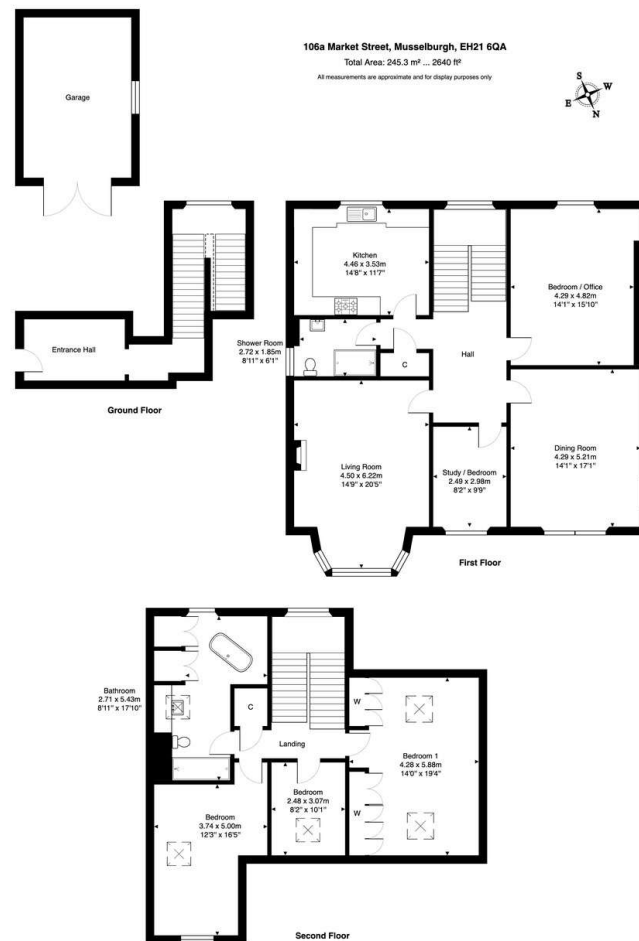
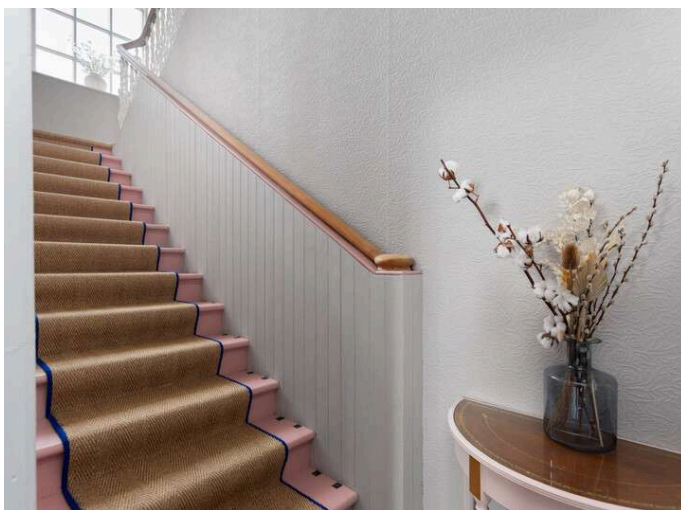
DESCRIPTION

Olivebank House, 106A Market Street is an elegant and generously proportioned five-bedroom double upper villa, forming part of a converted Victorian home, offering flexible accommodation over first and second floor. With private driveway suitable for 2 cars, enclosed south facing rear garden as well as being superbly situated within easy reach of the bustling High Street, scenic coastal walks and excellent train links, early viewing is highly recommended. The property has been tastefully upgraded by the current owners and is in turn-key condition, whilst retaining many original period features. The property comprises: welcoming ground-floor entrance hall with beautiful well-lit, return staircase with arched window leading to the first-floor landing; bright and spacious front facing bay windowed living room with gas fire; double aspect dining room, echoing the generous proportions of the living room; contemporary dining kitchen with ample floor and wall mounted storage units; rear facing double bedroom 4, currently used as a home office; study/bedroom 5 and shower room with electric shower which completes the first floor. A staircase with impressive, vaulted ceiling leads to the second floor with double bedroom 1 with fitted wardrobes and access to eaves storage; dual aspect double bedroom 2 with wonderful coastal views and access to eaves storage; double bedroom 3 and an incredible family bathroom with free standing bath and separate shower cubicle with mains fed shower which completes the accommodation on offer. Externally, there is a south facing, fully enclosed, walled rear garden with professionally landscaped patio area, perfect for entertaining within the summer months. Further benefits include: gas central heating; partial double glazing and large driveway leading to a detached single garage.





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