

**30 Campie Road  
Musselburgh, EH21 6QG**

OFFERS OVER £740,000



drummondmiller







Charming, B-listed, traditional mid terraced villa set over three floors with “Granny flat” and self contained attic flat







- Charming, traditional mid terraced villa set over three floors
- Hall, sittingroom with bay window, Sunroom
- Modern fitted kitchen and utility room
- Four bedrooms on first floor with shower room
- Studio flat on ground floor, self contained 1 bed attic flat
- Many original features, Gas central heating
- Private gardens to rear, on street parking
- EPC Band C, Council tax band F

### Description

Most impressive B-listed mid terraced villa (229m sq) of traditional red sandstone build within a peaceful residential street only a short walk from the banks of the River Esk and Musselburgh High Street. The property is in true "move in" condition and retains a wealth of original features including cornicing, ceiling rose and benefits from gas central heating and solar panels. Set over three floors, the accommodation comprises at ground level, an entrance vestibule, hall, sittingroom with feature fireplace, ornate cornice and ceiling rose, rear facing modern fitted kitchen/dining room with appliances included, a handy utility room with good storage and a sunroom. There is a self contained "Granny flat" with entrances from both the hall and the rear garden and contains a studio with modern fitted kitchen and a modern, fully tiled bathroom. At first floor level there are four bedrooms, a stylish, modern shower room. On the top level there is another self contained flat with large sittingroom, modern fitted kitchen, double bedroom and a shower room.













### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is an enclosed private garden located to rear of the property which has been monoblocked for ease of maintenance and is gated to the street to the rear. There is ample unrestricted parking available to both the front and rear of the property.

### Extras

All the fitted floor coverings, blinds and kitchen appliances in all three kitchens are included within the sale price.

### Note

The two self contained flats have generated an income for the current owner of approximately £1400 per month.

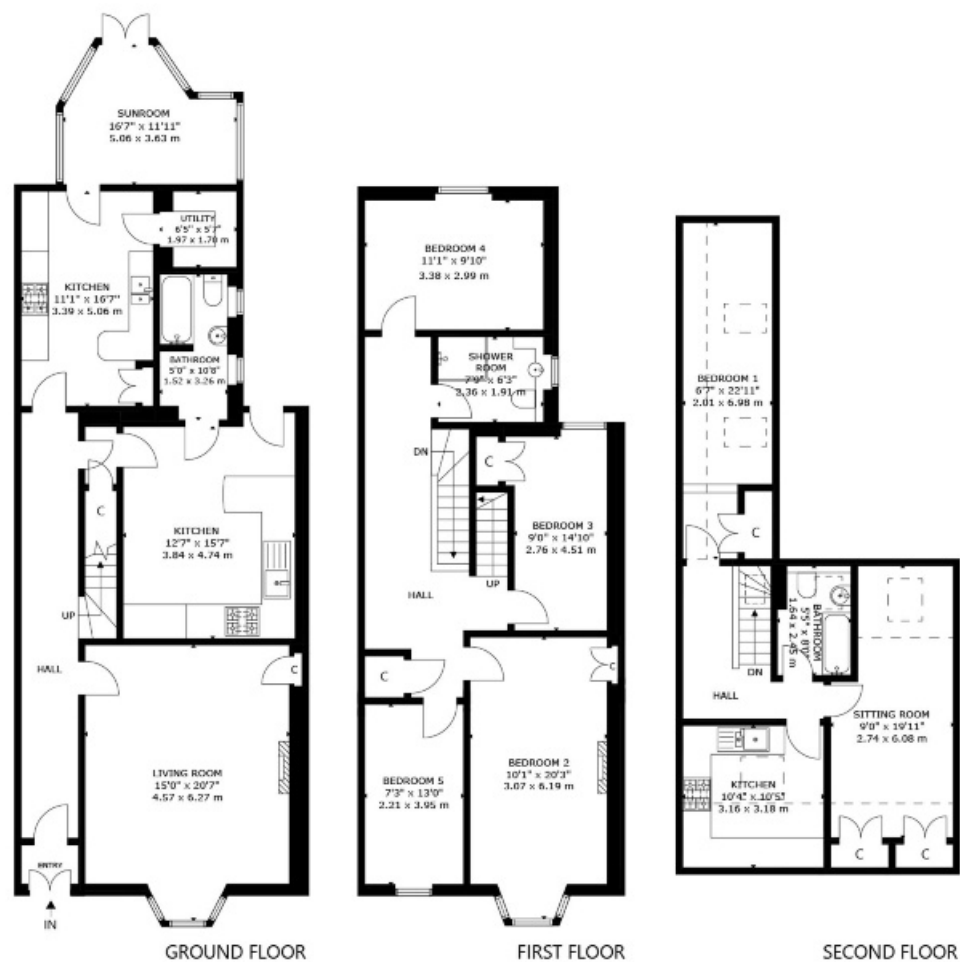
### Home Report

The property has been valued by a surveyor at £750,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





30 CAMPIE ROAD MUSSELBURGH EH21 6QG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,601 SQ FT / 241 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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