



Solicitors & Estate Agents










Offers Over

£695,000

1 Inveresk Estate

Inveresk | East Lothian | EH21 7TA

Nestled in a serene locale, this executive, detached home is tucked away in an upscale gated community developed by Cala, located in a highly sought-after conservation village just 25 minutes east of Edinburgh city center. With ample space and high-quality amenities, this property provides ideal living quarters for families.

-  4 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



Description

The entrance vestibule welcomes you into a cozy hallway, complete with a staircase, a convenient WC, and storage space. Towards the front of the house, a formal reception area boasting a central stone fireplace and an adjacent dining space. In the rear extension, you'll find a secondary lounge area with glass double doors leading to the garden and an integrated surround sound speaker system. The fitted kitchen features a variety of wall and base units, a solid worktop with a breakfast bar, integrated appliances, and a separate utility room providing access to the garden and the integral garage. Additionally, on the ground floor, there's a spacious room that could serve as a double bedroom, a child's playroom, or a home office. Upstairs, the principal bedroom offers a dual aspect, a designated dressing area, and a fully tiled en-suite shower room with a white two-piece suite and a shower cubicle. Another generous double bedroom includes an en-suite shower room and two full-height built-in wardrobes. Two more well-proportioned double bedrooms offer leafy views and built-in wardrobes, while the family bathroom boasts a white three-piece suite, including a standalone roll-top bath and a separate fully tiled walk-in shower cubicle.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

To the rear of the property is a wonderful landscaped garden bordered with secure timber fencing and stone wall. Access is available to the garden from the lounge area and offers a peaceful retreat and space for outside entertaining. The upper level is mostly laid to lawn for a family friendly space. To the front is a monoblock driveway for off street parking leading to an integral garage with further parking bays available for visitors.

To note a factor fee is payable to James Gibb at a cost of approx. £1000 per annum for the upkeep and maintenance of all the communal grounds.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Inveresk Estate is located approximately six miles from Edinburgh on the outskirts of the historic Royal Burgh of Musselburgh. Musselburgh High Street has a mix of local shops and restaurants. There is a variety of sporting and leisure amenities including the Musselburgh golf and race courses. There are regular train services from Musselburgh which take just 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a new full Marks & Spencer store. Musselburgh provides schools in both the state and private sector whilst Loretto School affords day and boarding pupils. The proximity of the City Bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and motorway links provide easy access to the rest of the country.





Approx. Gross Internal Floor Area 210.86 Sq M / 2270 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

