

COULTERS[©]

16 WEST HOLMES GARDENS

MUSSELBURGH, EAST LOTHIAN, EH21 6QL

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A beautiful three bedroom B Listed, period terraced home situated within a desirable conservation area in Musselburgh. The property benefits from an appealing layout, high ceilings and light decoration with a delightful blend of traditional and modern finishes throughout.

To the rear is a charming, sheltered enclosed courtyard garden with excellent privacy, and direct access to the street. There is the added benefit of a large single garage with power and light which could be used in a variety of ways and is also accessed from the garden.

KEY FEATURES


 Delightful period house with appealing layout

 Courtyard garden with excellent privacy

 Quiet residential street in highly desirable area

 Three bedrooms

 On street parking and large single garage

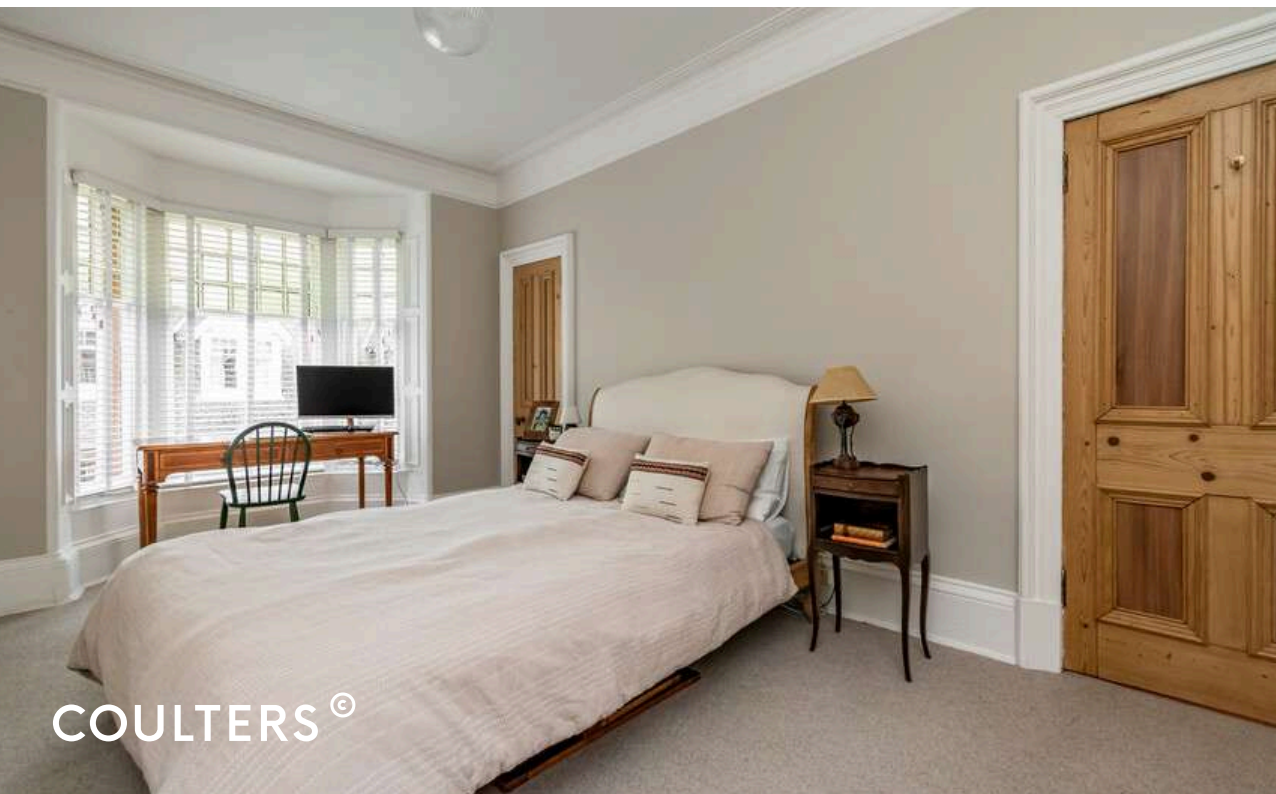
 Excellent local amenities nearby



The accommodation which retains original features comprises; welcoming entrance hallway; sitting room with fireplace and window to front; well planned kitchen/dining room with excellent storage and ample room for a large table, a useful utility provides further storage and direct access to the garden.

Upstairs there are two double bedrooms, a single bedroom and a modern bathroom with shower over bath. The property benefits from gas central heating and is single glazed throughout.





THE LOCAL AREA

Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian.

Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach.

Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive.

Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS

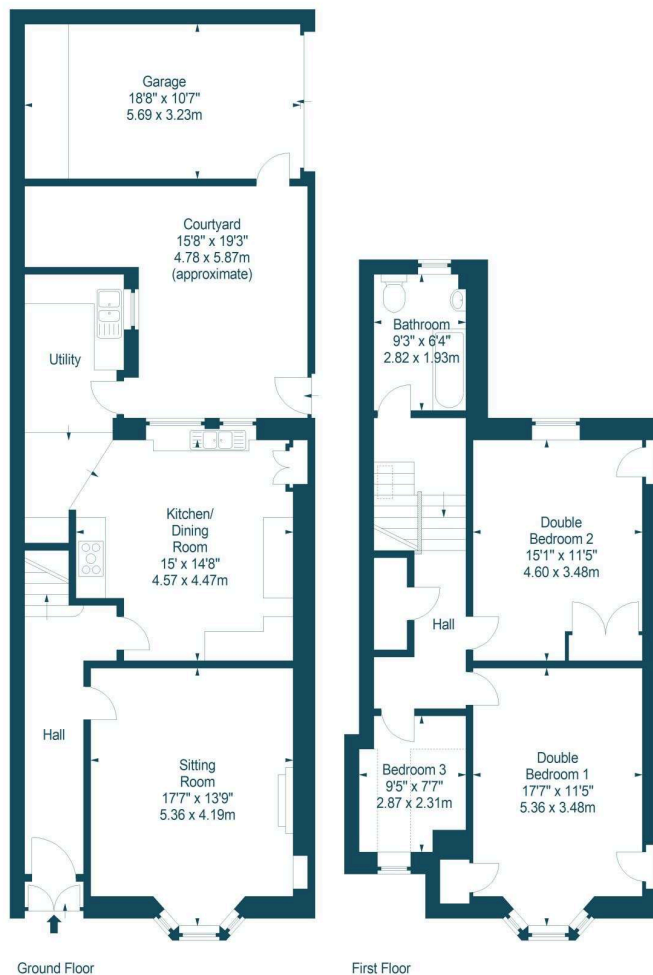
All integrated appliances, blinds and light fittings are included in the sale price.



West Holmes Gardens,
Edinburgh, EH21 6QL



Approx. Gross Internal Area
1308 Sq Ft - 121.51 Sq M
Garage
Approx. Gross Internal Area
197 Sq Ft - 18.30 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.