31C ESKSIDE WEST

MUSSELBURGH, MUSSELBURGH, EH21 6PP

🛏 4 BED   🛁 2 BATH   🛋 1 PUBLIC

TAKE A LOOK INSIDE

Nestled on the picturesque banks of the River Esk in Musselburgh, 31C Eskside West is a stunning C-listed double upper apartment. Boasting four spacious double bedrooms, this well-maintained property is an exceptional family home that offers private garden space and convenient on-street parking. With its generous two-floor layout, it perfectly encapsulates the essence of modern living in a historic setting.

The first floor of the property comprises a charming vestibule that leads to a well-proportioned hall with beautiful wooden flooring and ample storage options. The kitchen features a range of wall and floor-mounted shaker style cabinets and is equipped with integrated appliances including a Neff double oven, Neff dishwasher, five-ring gas hob, and an extractor hood. The large living room, bathed in natural light from expansive windows, showcases views over the tranquil River Esk and hosts a feature fireplace and Edinburgh Press.

KEY FEATURES

Well presented double upper apartment.

Four double bedrooms.

Private rear garden.

Unrestricted on street parking.

Within walking distance of Musselburgh Beach.

Easy access to local amenities.

Completing this floor is a modern three-piece shower room, a comfortable double bedroom, and a versatile office or fourth bedroom, providing flexibility and comfort for family life.The second floor offers two additional generous double bedrooms, each equipped with excellent eaves storage space to meet your needs. The fully tiled bathroom features an overhead shower and a heated towel rail, perfect for unwinding after a long day.

Step outside to discover the well-maintained private rear garden, which features a lush lawn area complemented by a selection of shrubs. Additionally, the convenience of on-street parking offers ease for residents and visitors alike.

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, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.
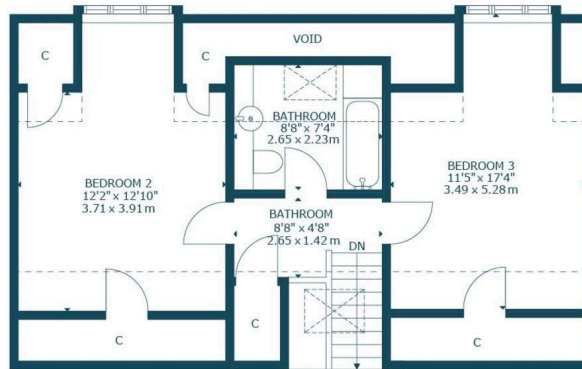
Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.
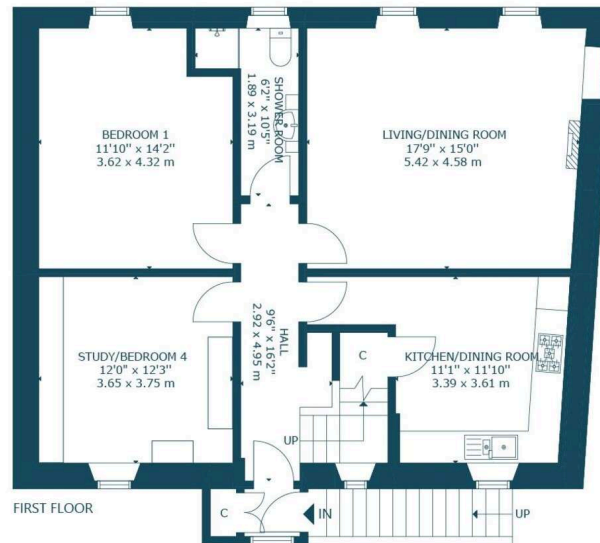
EXTRAS

All integrated appliances, light fittings, blinds, fitted floor coverings and all wardrobes are included in the sale price.

COULTERS©

SECOND FLOOR

VOID

C C

BATHROOM
8'8" x 7'4"
2.65 x 2.23 m

BEDROOM 2
12'2" x 12'10"
3.71 x 3.91 m

BEDROOM 3
11'5" x 17'4"
3.49 x 5.28 m

BATHROOM
8'8" x 4'8"
2.65 x 1.42 m

DN

C C C

FIRST FLOOR

SHOWER ROOM
6'2" x 10'5"
1.89 x 3.19 m

BEDROOM 1
11'10" x 14'2"
3.62 x 4.32 m

LIVING/DINING ROOM
17'9" x 15'0"
5.42 x 4.58 m

HALL
9'6" x 16'2"
2.92 x 4.95 m

STUDY/BEDROOM 4
12'0" x 12'3"
3.65 x 3.75 m

C

KITCHEN/DINING ROOM
11'1" x 11'10"
3.39 x 3.61 m

UP

C IN UP

N

31C, ESKSIDE WEST, MUSSELBURGH, EH21 6PP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY   APPROXIMATE GROSS INTERNAL AREA 1600 SQ FT / 148 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing   www.nest-marketing.co.uk

GET IN TOUCH

www.coultersproperty.co.uk

0131 603 7333

enquiries@coultersproperty.co.uk

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.