

COULTERS[©]

THE CLOCKTOWER CARBERRY

CARBERRY, EAST LOTHIAN, EH21 8PY

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

The Clocktower situated in sought after Carberry is a charming four bedroom B Listed period property which offers idyllic countryside living with easy access to Edinburgh and the rest of East Lothian.

some images have been virtually staged

KEY FEATURES



Charming B Listed home



Four bedrooms



Mature rear garden with garden office



Allocated parking for two cars



Sought after semi-rural location



Direct access to Carberry Grounds and walks





The property offers the perfect combination of traditional charm and character, with modern living, and benefits from a mature rear garden with garden office allowing flexible use and home working.

The neutrally decorated accommodation comprises; entrance hall with downstairs shower room, kitchen with Cookmaster oven and Belfast sink, and a wonderfully spacious sitting/family room which forms the heart of the home and features double aspect windows and archway doors allowing direct access to the rear garden





MORE INFORMATION

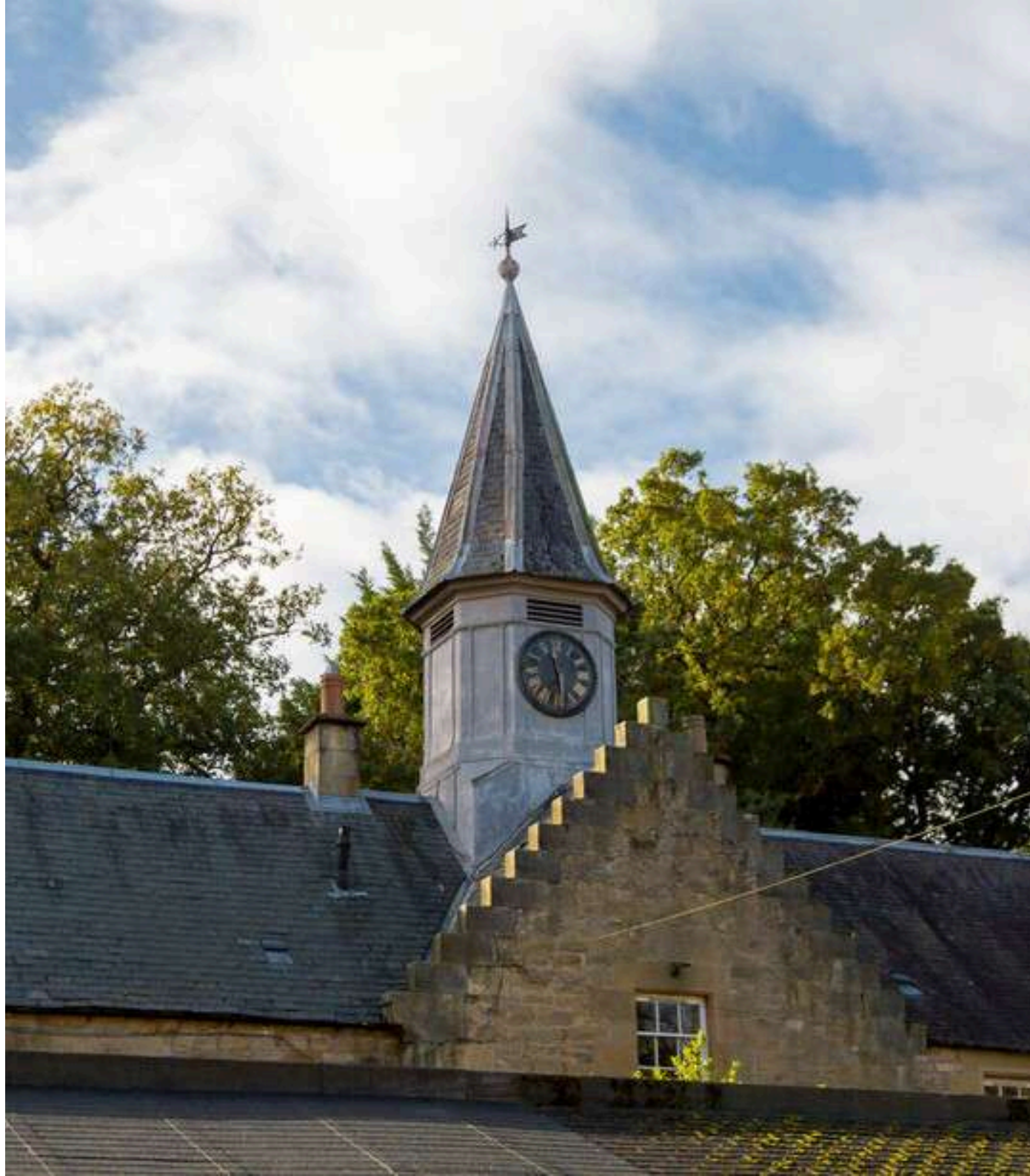
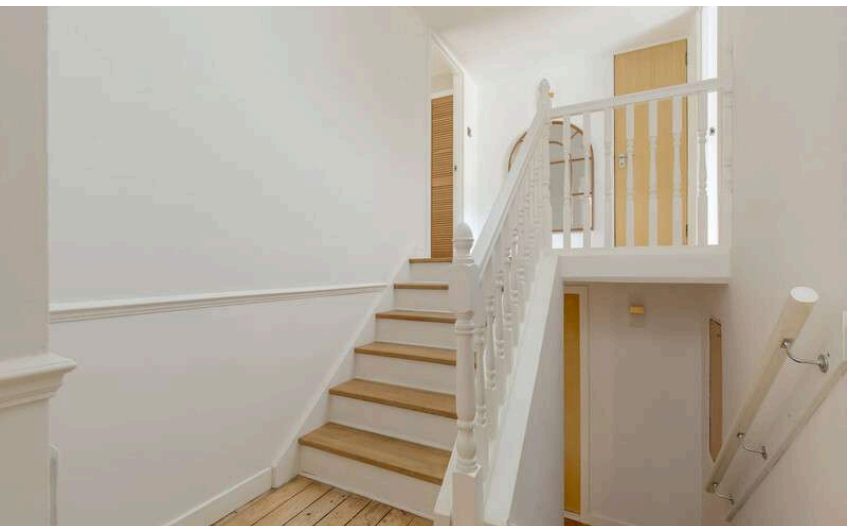
On the mid floor there is a family bathroom with three piece suite and separate shower and a storage cupboard. On the first floor the large principal bedroom benefits from a wood burning stove and the cupboard adjacent has been installed with plumbing should future buyers wish to convert this to an ensuite. There are two further double bedrooms, a single bedroom and access to the historic clock tower itself.

The property benefits from two allocated parking spaces and is supplied by LPG gas from a central gas canister which supplies the steading.

Extras

All integrated appliances, window coverings and light fittings.







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THE LOCAL AREA

Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh, the East Lothian coast, City bypass and the A1. The charming and historic Carberry country estate boasts an array of delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. Nearby Inveresk and Musselburgh offer a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses.

Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants.

Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh.

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 easy access to the rest of the country.



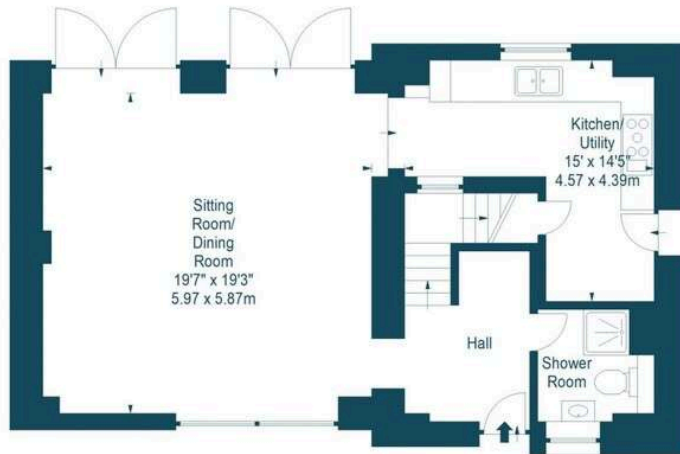
**The Clock Tower,
Carberry,
Musselburgh, EH21 8PY**



Approx. Gross Internal Area
1630 Sq Ft - 151.43 Sq M
Garden Office
Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M
For identification only. Not to scale.
© SquareFoot 2024



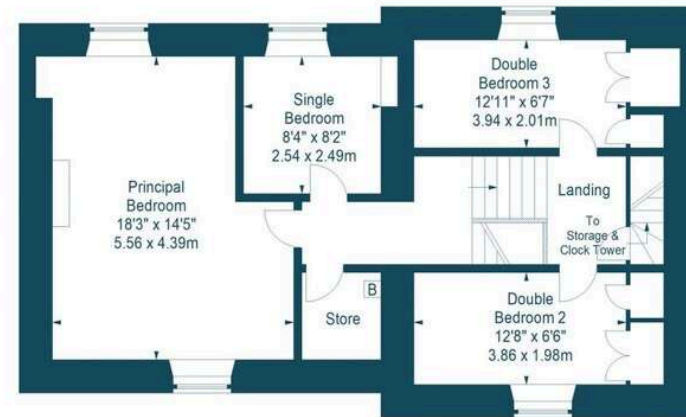
Ground Floor



Ground Floor



Ground Floor
Half Landing



First Floor

GET IN TOUCH

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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.