

COULTERS ©



57 WEST HOLMES GARDENS

MUSSELBURGH, EAST LOTHIAN, EH21 6QJ

3 BED

1 BATH

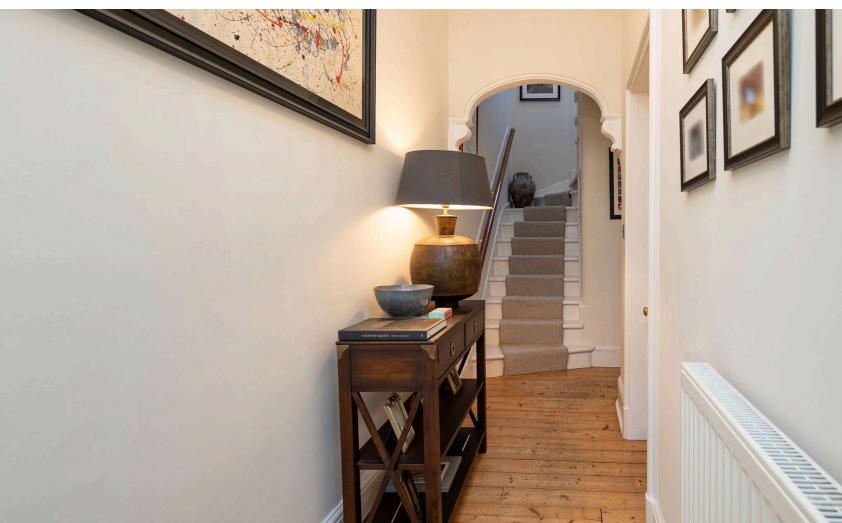
1 PUBLIC



TAKE A LOOK INSIDE

57 West Holmes Gardens is a beautifully presented three-bedroom home, a property that effortlessly combines contemporary living with comfortable, practical spaces. From the moment you arrive you'll appreciate the thoughtful design, beginning with a private side gate leading to a delightful rear garden, where a substantial shed offers generous storage and garden utility.

Inside, the heart of the home is its stylish modern kitchen with dining space which is finished to a high standard and seamlessly connected to a large utility room. This additional space not only enhances everyday functionality but also provides direct access to the rear garden, making everyday chores and outdoor living easier and more enjoyable.



KEY FEATURES



-  Delightful period end-terrace house.
-  Courtyard garden with excellent privacy.
-  Quiet residential street in highly desirable area
-  EPC Rating - D
-  Three bedrooms.
-  Unrestricted on street parking.
-  Close to amenities and river.
-  Council Tax Band - E



The sitting room provides a cosy yet elegant retreat, centred around a charming log burning fire that creates an inviting atmosphere on cooler evenings and adds character to family life. This blend of modern design and welcoming comfort extends throughout the home, offering a flexible layout that suits a variety of lifestyles. Completing the accommodation is a well-appointed three-piece bathroom, featuring an overhead shower, delivering both style and practicality for busy households.

Externally, the private side gate offers secure, convenient access to the landscaped garden, where the large shed stands which is fully powered with a number of working electrical sockets and work bench and can also be used for storage.



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.

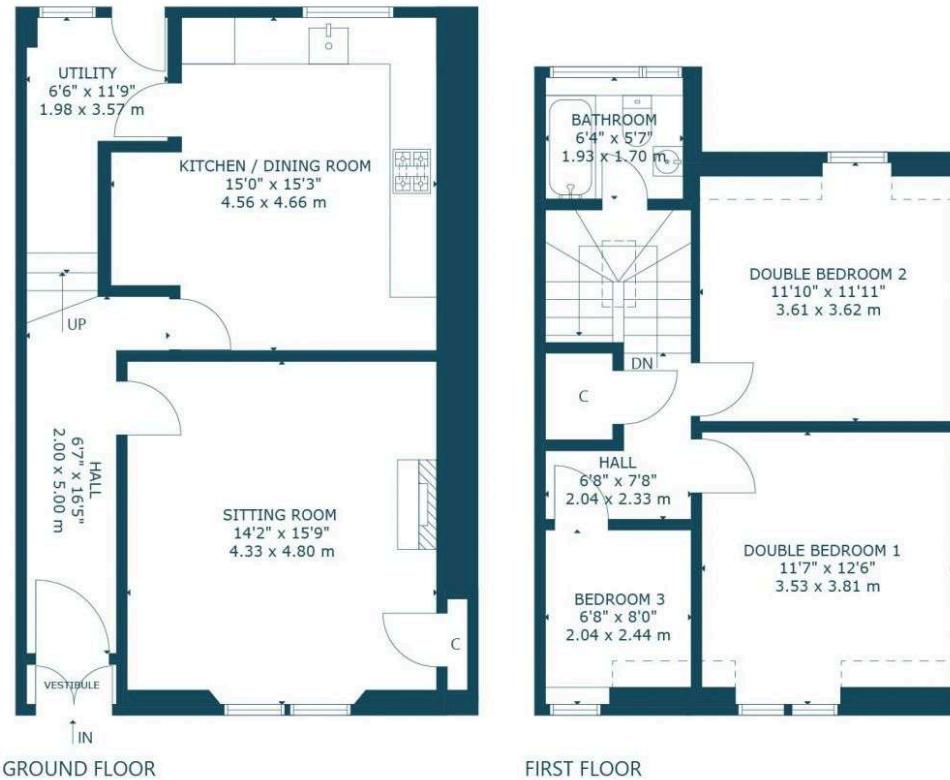
Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS

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



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,073 SQ FT / 99 SQ M

All measurements and fixtures including doors and windows are approximate and

should be independently verified.

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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.