

**The Laurels, 20 Carberry Road
Inveresk, EH21 8PR**

OFFERS OVER £665,000





Stunning, individually designed detached villa



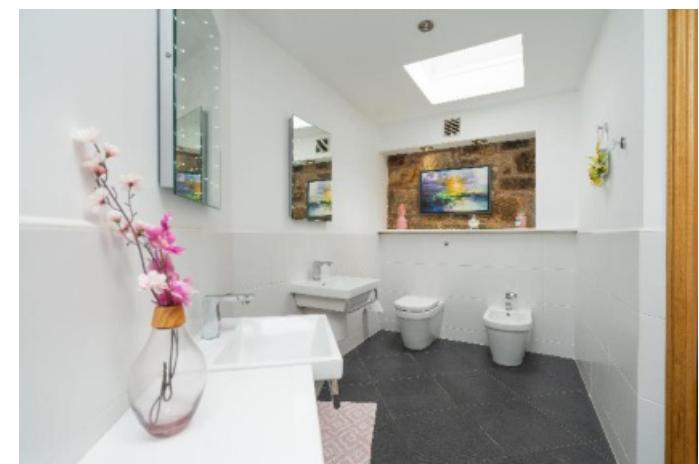


- Stunning individually designed detached house
- Fabulous open plan living/dining/kitchen and utility area
- Mozolowski and Murray double height conservatory
- Master bedroom with en suite, twin french doors to the conservatory
- Two further bedroom suites with en suite shower rooms, dressingroom or bedroom 4, office/bedroom 5
- Family bathroom and downstairs WC
- Detached garage and large monobloc driveway, enclosed landscaped gardens to front and rear
- EPC Band C, Council tax band G

Description

This is a stunning individually designed detached property built approximately 25 years ago and located in the small village of Inveresk. Benefiting from double glazing, gas central heating, CCTV and lovely views across open farmland, it offers beautifully appointed, generous family sized (245m sq) accommodation which comprises, at ground floor level an entrance conservatory which gives access to bedroom 3, with a fully tiled, modern en suite shower room and separate dressing area, an L-shaped reception hall with WC, spacious open plan living/dining area which is also open plan to a superb modern fitted kitchen/breakfastroom with integrated appliances and corium work surfaces, a utility area with fridge/freezer/wine chiller, an office/bedroom 5 and a magnificent, double height Mozolowski and Murray conservatory which gives access to the rear garden. Upstairs is a generous master bedroom with modern en suite shower room, fitted walk in wardrobe and French windows to both the front and rear with balcony overlooking the garden, a second generous double bedroom suite with twin French doors opening onto the conservatory with en suite shower room, a third double bedroom dressingroom and a family bathroom with modern four piece white suite.





Location

Inveresk is a prestigious Conservation Village which comprises mainly of 18th century mansions and Victorian family homes and is situated only 6 miles east of Edinburgh city centre. It is reputed to have been continuously occupied since the establishment of the original Roman settlement. Within the village is a National Trust property with garden, historic church and the upper part of Lewisvale Park. It lies approximately half a mile from the popular coastal town of Musselburgh which is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

The gardens are fully enclosed and landscaped to both front and rear with the rear garden providing access to the double length garage with up and over front door, power and light with a long monoblock driveway providing off street parking for a number of cars and giving access onto Carberry Grove.

Extras

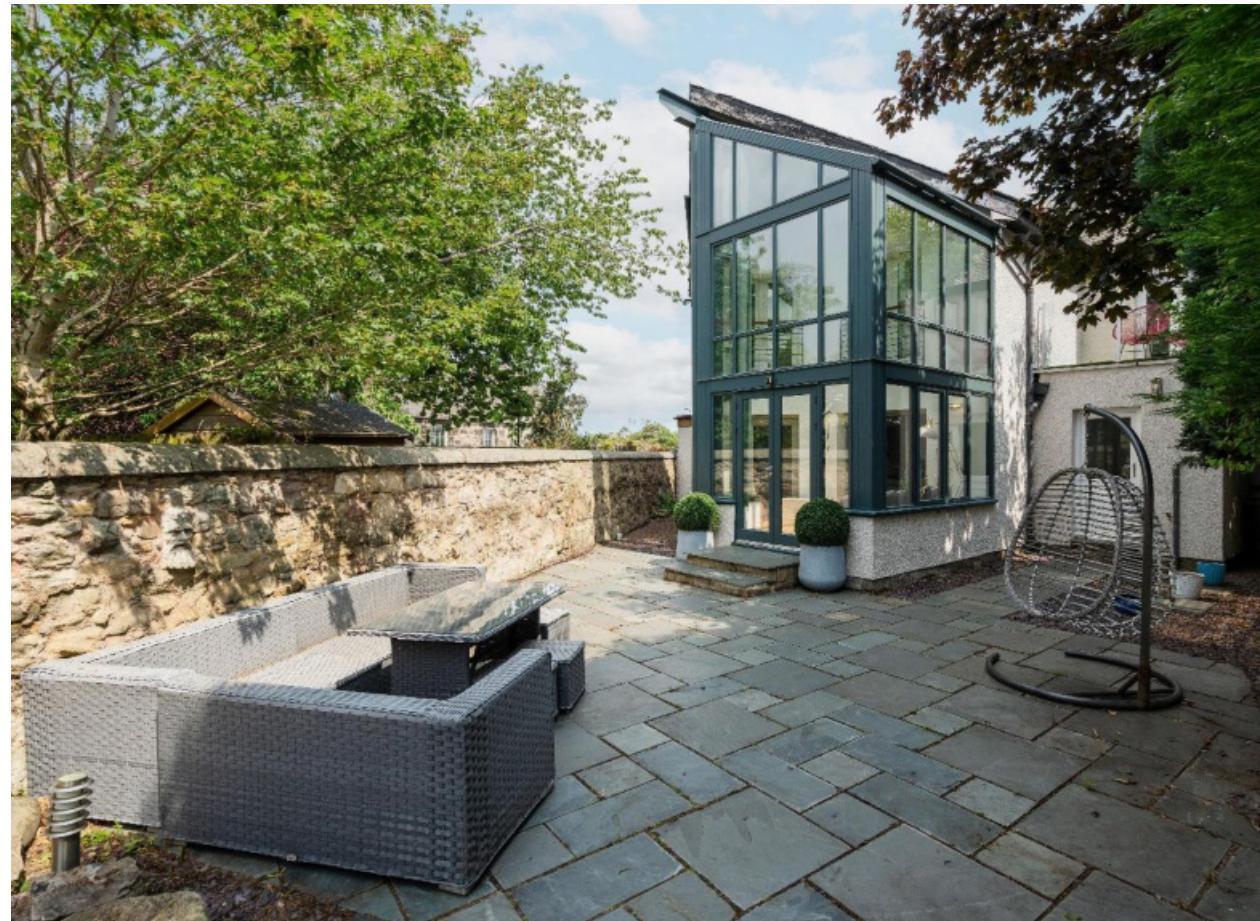
The fitted floor coverings, integrated ring gas hob, oven, chimney style cooker hood, microwave oven, dishwasher, fridge/freezer/wine chiller, automatic washing machine and tumble dryer are included within the sale price.

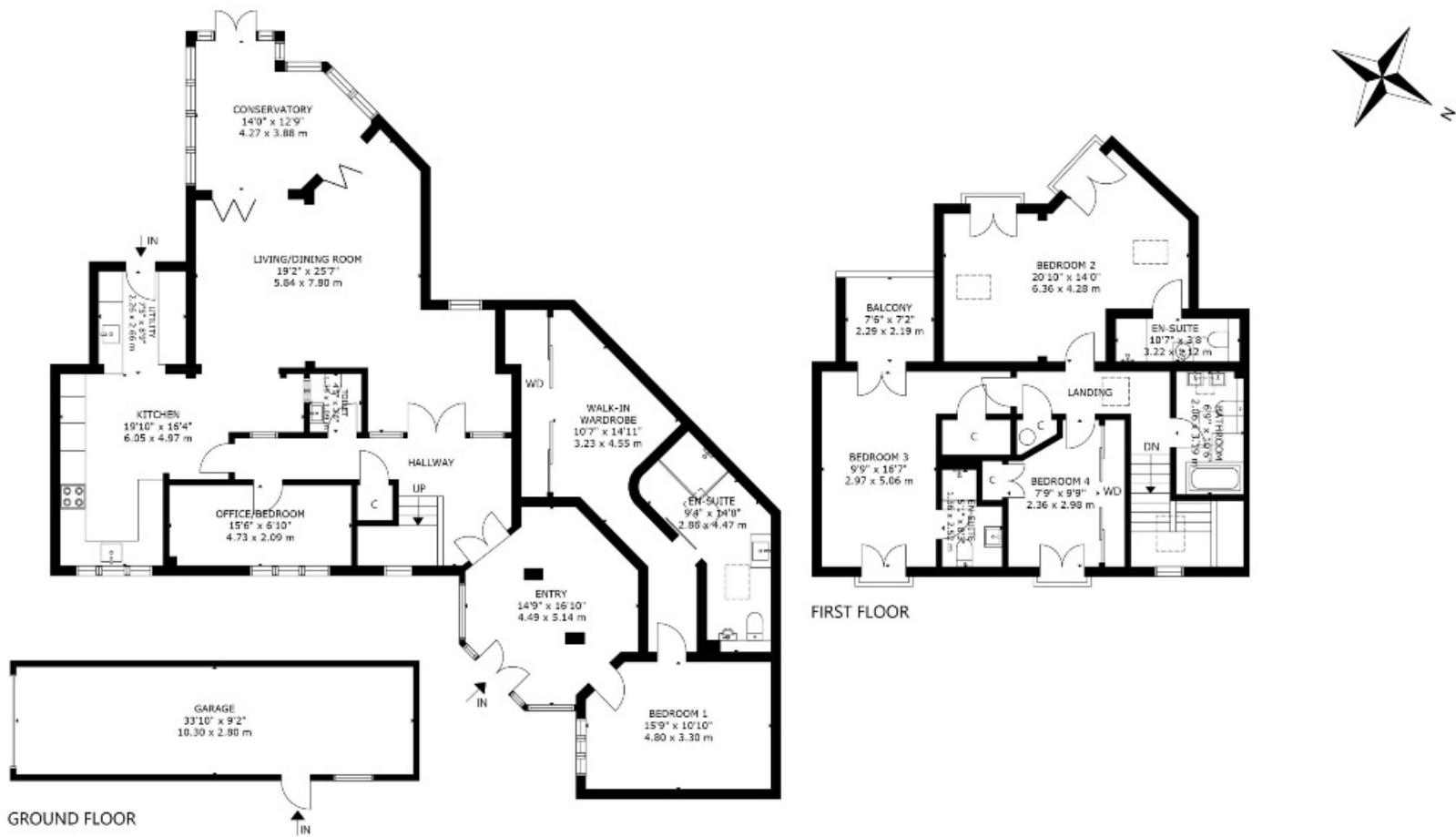
Home Report

The property has been valued by a surveyor at £675,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment through Agents telephone 0131 665 3131.





20 CARBERRY ROAD INVERESK EH21 8PR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,874 SQ FT / 267 SQ M

GARAGE 310 SQ FT / 29 SQ M

BALCONY 54 SQ FT / 5 SQ M

All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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