

# 7 Windsor Park Terrace

Musselburgh, East Lothian, EH21 7QN



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# Welcome to 7 Windsor Park Terrace

Quietly situated in the ever-popular seaside town of Musselburgh, this five/six-bedroom semi-detached house has been extended and, in recent years, stylishly upgraded by the present owners. It presents a comfortable and versatile three-storey family home – set on an enclosed plot with convenient private parking, external storage, and gardens to the front and rear.

## General Features

- Stylish and spacious extended family home in coastal Musselburgh
- Within walking distance of central amenities, schools, and rail links
- Flexible three-storey layout with five/six bedrooms

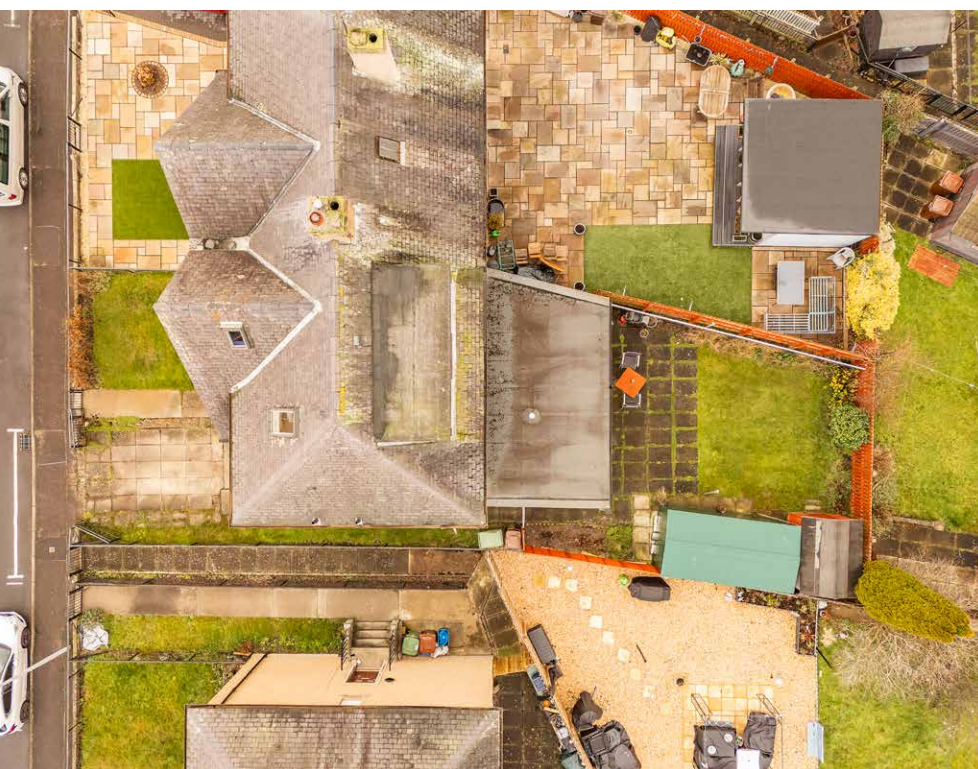
## Accommodation Features

- Inviting entrance hall with handy guest WC and storage
- South-facing living room with cosy log burner, open to:
- Versatile study with kitchen access
- Homely sitting room/sixth double bedroom (with kitchen access)
- Sleek integrated kitchen with dining area and garden access
- Five good-sized double bedrooms over two floors (two with built-in storage)
- Bright shower room with walk-in rainfall shower
- Gas central heating and double glazing

## Exterior Features

- Secure plot with south-facing front aspect
- Easy-upkeep front and rear gardens with lawns and dining terrace
- Two sheds for ample and secure external storage
- Gated driveway and additional unrestricted on-street parking





# Stylish home

in the coastal town of Musselburgh

This outstanding family home enjoys a peaceful residential setting within walking distance of schools and town centre amenities. Musselburgh is a highly sought-after location, thanks to its scenic coastal position and excellent commuter links by road, bus, and rail – with train services from nearby Wallyford connecting to central Edinburgh in just 15 minutes.

Reached via an enclosed porch, the airy, timber-floored hall provides a welcoming introduction to the home and boasts built-in storage and a naturally lit, carpeted staircase.



# Comfortable reception spaces

connected to the kitchen

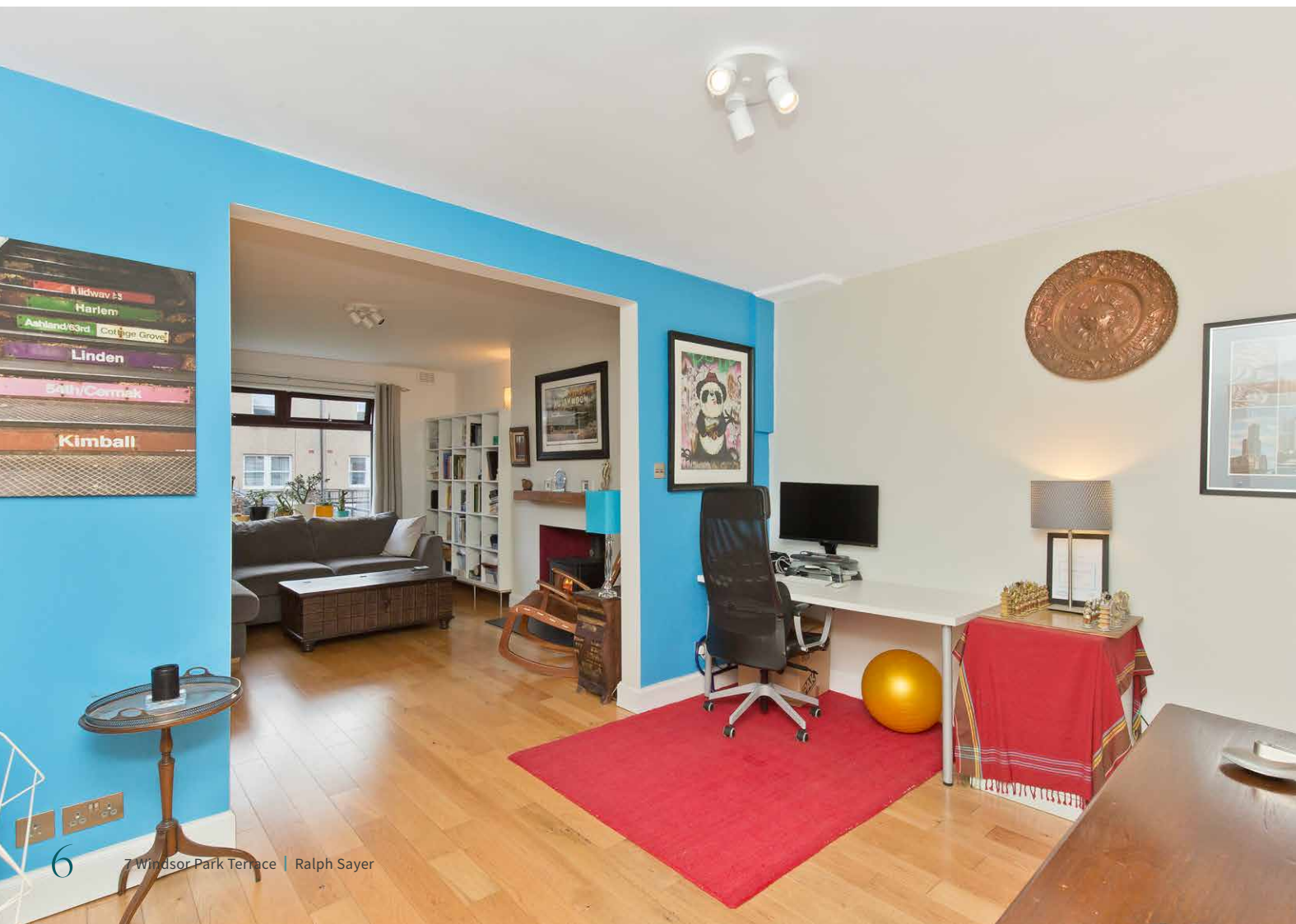


The sun-filled living room beautifully blends modernity with cosy traditional charm. Offset by wood flooring and colourful accent décor, this delightful south-facing sitting area is focused around a log burner with a timber lintel and slate hearth, flanked by recessed display shelving.

Open to the living room and similarly styled is a flexible area, ideal as a dedicated study or home-working space, which affords access to the kitchen.



A further ground-floor reception room, also connected to the kitchen, is presently set up as a homely sitting room, decorated in sumptuous teal and warm wood tones. This could easily become the sixth bedroom – an appealing option for guests or multi-generational living, with convenient proximity to the downstairs WC.











# Well-appointed dining kitchen

Set within the rear extension and enjoying direct access to the garden via two sets of French doors, the light-filled kitchen forms a generous social space for dining and entertaining year-round. The sleek dove-grey kitchen boasts excellent storage and partially downlit stone-effect worktops, framed by striking metro tiling, warm ochre walls, and an oak-inspired floor. The streamlined finish is completed by fully integrated appliances, including a fridge freezer, dishwasher, washing machine, dryer, double oven, and induction hob with an island chimney-style hood.











# Spacious double bedrooms

for all the  
family's  
needs



Arranged across the first and second floors are five double bedrooms; all finished with tasteful modern décor and soft carpeting. Two bedrooms, including the principal, benefit from built-in storage, while one room features a split-level layout with space ideal for a dressing room, teenage den, or study.



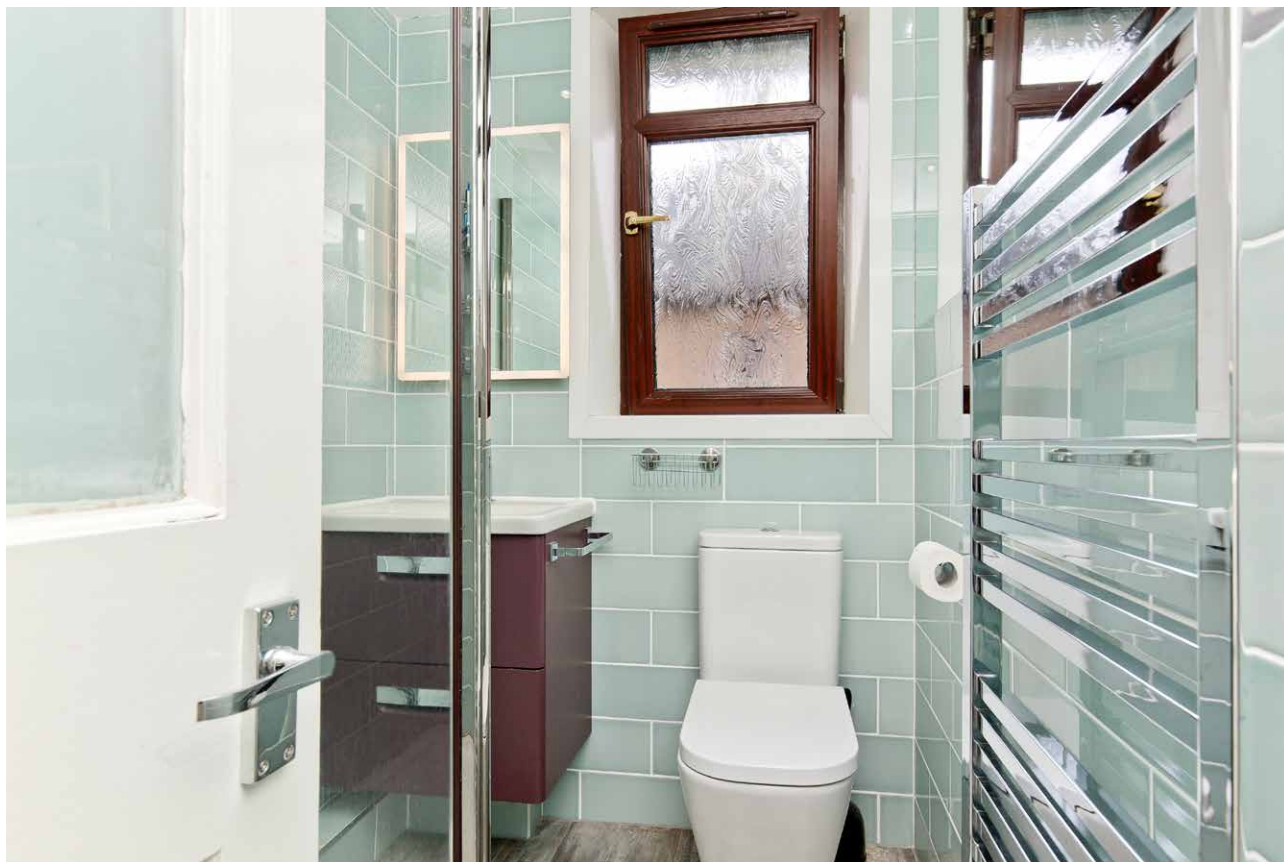






## Shower room and guest WC

The ground floor includes a convenient WC for guest use, while the bright first-floor shower room is fitted with a WC, vanity basin, towel radiator, and a walk-in rainfall shower. Both are attractively finished with aqua-toned tiling and oak-style flooring.



# Bathrooms





# Secure

gardens



The fully enclosed plot incorporates a rear garden and a south-facing front garden, both laid mainly to lawn for ease of maintenance and ideal for family use. The rear garden also features a dining terrace, accessed directly from the kitchen, and two sheds – one timber, the other a secure metal structure by Asgard.



Property Name

7 Windsor Park Terrace

Location

East Lothian, EH21 7QN

Approximate total area:

176.1 sq. metres (1895.6 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- First Floor
- Second Floor
- Externals

EPC Rating - D

Council Tax Band -D

Home Report Value - £350,000







7 Windsor  
Park Terrace



Approximately six miles  
east of Edinburgh city  
centre on the picturesque  
East Lothian coastline

# Musselburgh



Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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**dream property!**



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