



Clayknowes, Musselburgh

9 DENHOLM ROAD, MUSSELBURGH EH21 6TS

A beautifully presented, four bedroom, modern family home offering versatile living space in the heart of Musselburgh. The property benefits from a manicured garden and off-street parking driveway.





DESCRIPTION

The bright and spacious accommodation has been designed for modern family living offering good storage and a welcoming environment. The accommodation comprises:

- Sympathetically Extended Semi-Detached Home
- Entrance Hall
- Living Room
- Stunning Open-Plan Living/Dining/Kitchen
- Separate Utility Room providing additional storage
- Ground Floor Double Bedroom
- Ground Floor Shower Room
- Two Double Bedrooms - floor to ceiling mirrored wardrobes
- Single Bedroom/Office with built-in storage
- Bathroom
- Gas Central Heating
- Double-Glazed
- Well-Kept Front and Rear Gardens
- Private Driveway for off-Street Parking

LOCATION

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the river Esk, on the southern shores of the Firth of Forth, approximately six miles to the east of Edinburgh City Centre. There is a local Co-op shop within walking distance and as the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries, authentic pubs and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. Further shopping is available at nearby Fort Kinnaird Retail Park, where you can find High Street

Retailers, a cinema and a variety of restaurants. Musselburgh Station is a short walk of about 5 minutes (Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station). Musselburgh is also a hub for the East Lothian bus network providing excellent transport links with regular buses into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh is also famous for its world renowned race course, as well as the Musselburgh Links golf course, it is within close proximity to stunning beaches (for tranquil walks along the River Esk), the picturesque harbour and beach at Fisherrow, the open spaces of Newhailes House and Gardens and the Musselburgh Lagoons (recently expanded nature reserve and walking routes) which all provide an idyllic setting for families and outdoor enthusiasts. In addition, Musselburgh is home to landmarks such as the iconic Roman Bridge and the splendid Brunton Theatre as well as a sports centre with swimming pool and a Bannatynes Health club at nearby Newcraighall. The town is well served by highly regarded schools and Loretto School, one of the UK's leading independent schools, is only a short walk from the property. Queen Margaret University is also less than a 10 minute drive. In summary Musselburgh enjoys the perfect balance of coastal tranquillity and city convenience, making it a highly desirable place to call home.

COUNCIL TAX BAND

Band E

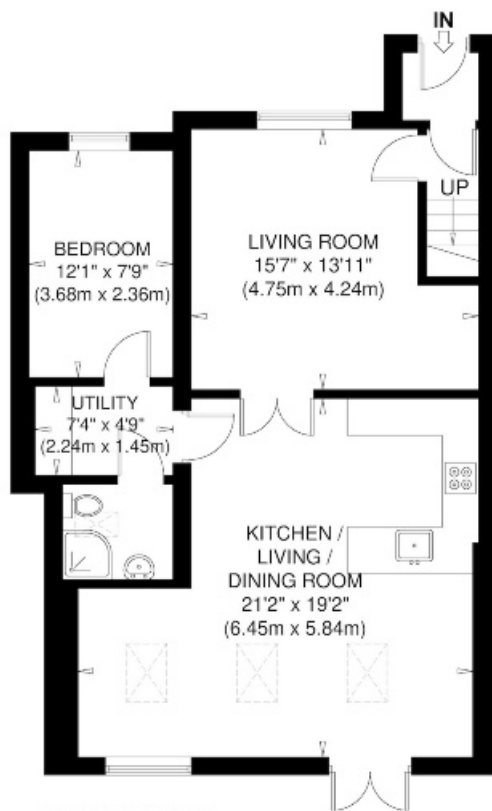
EXTRAS

Light fittings, curtains, blinds, floor coverings, cooker, fridge freezer, integrated dishwasher, washing machine and tumble dryer are included in the sale.

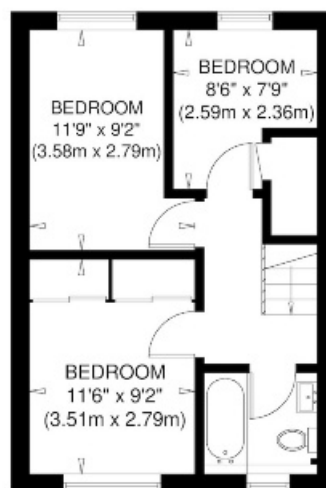
VIEWING

By Appointment with Agents. Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 72.2 SQ M / 777 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34.1 SQ M / 367 SQ FT



DENHOLM ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 106.3 SQ M / 1144 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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