



Notes



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.
All measurements are approximate.



2 Edinburgh Road
Musselburgh
EH21 6BJ



Attractive extended detached former lodge house set in large mature grounds with excellent potential for development. Viewing highly recommended. Accommodation comprises entrance hall, lounge, kitchen/family room, four bedrooms (master en-suite) and luxury family bathroom. Gas central heating and double glazed. Parking for several cars.

Viewing:

By appointment telephone 07984 137 468

Fixed Price - £360,000

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– Where personal legal service is a tradition –



The property offered for sale comprises a spacious extended detached former lodge house set in large grounds with excellent potential for expansion/development. It was renovated by the present owners around 25 years ago and has subsequently been upgraded and improved and is presented in excellent condition. The flexible accommodation comprises on the ground floor an entrance hall, lounge, large kitchen/family room, master bedroom with en-suite and bedroom/study. Upstairs there are two good sized double bedrooms and a large luxury family bathroom. There is gas central heating and double glazing and all floor coverings, curtains, blinds and light fittings are included as part of the sale. Most of the rooms have laminate flooring. The house is set in large mature grounds with excellent potential either for further expansion or other development subject to obtaining the necessary permissions. There is parking within the grounds for several cars. In summary this is a most attractive family house of character and distinction with excellent potential and early viewing is highly recommended.

Location

Musselburgh lies to the east of Edinburgh and is a popular coastal town in the County of East Lothian. There are excellent social and recreational facilities including the famous Musselburgh Race Course, Gold Course, The Brunton Theatre and Quayside Leisure Centre. There are lovely walks along the River Esk, The Links and the harbour which is only a short distance away. The Tesco Supermarket is very useful for everyday shopping whilst the busy high street provides a variety of retail outlets, restaurants and banks. Musselburgh is conveniently situated for Fort Kinnaird and New Craighall offering a wide variety of shops and amenities. There are regular bus and rail services to Edinburgh City Centre and surrounding areas. The property is also conveniently located

for access to the City by-pass providing links to Edinburgh International Airport and the major road networks.

The accommodation comprises

Entrance Hall

"S" shaped and giving access to all down stairs rooms and stair case to upper level. Laminate flooring. Panel radiator.

Lounge

Approximately 4.04m x 4.78m and situated to the front and side of the property. Two leaded window panes for plenty of natural light. Timber mantle with tiled hearth housing gas coal effect fire. Two panel radiators.

Kitchen/family room

Approximately 3.91m x 9.94m. A spacious room ideal for families. The kitchen area is fitted with wall and base units and inset two bowl stainless steel sink unit with mixer taps. Electric hob and dishwasher. Ceramic tiled floor. Tiled splash back. Window to garden. Panel radiator.

The family area has laminate flooring and sliding aluminium doors leading to a patio and the rear garden. Feature brick fire place with tiled hearth housing log effect gas fire. Three windows for plenty of natural light.

Bedroom Two/Study

Approximately 4.12m x 3.13m and situated to the front of the property. Presently used as a bedroom this room would also make an ideal office/study. Leaded window to the front and sash and case window to the side. Panel radiator. Fitted carpet.



Master Bedroom



Approximately 4.00m x 4.05m and situated to the rear. French doors giving access to decked patio. Extensive range of fitted wardrobes giving excellent storage. En-suite with WC, wash hand basin and large shower cubicle with power shower. Medicine cabinet. Laminate flooring in bedroom. Two panel radiators.

Upper Hall

Airing cupboard housing hot water tank. Further storage cupboard. Hatch to insulated attic. Panel radiator.

Bedroom Three

Approximately 3.86m x 4.98m and situated to the front of the property. A large double bedroom with leaded window to the front and casement window to the side. Laminate flooring. Panel radiator.

Bedroom Four

Approximately 4.92m x 4.04m and situated to the front. A large double bedroom with leaded window to the front and casement window to the rear. Laminate flooring. Panel radiator.

Bathroom



Approximately 3.47m x 4.35m. Luxury family bathroom comprising Ivory corner bath, wash hand basin, bidet WC and shower cubicle with instant electric shower. Ceramic tiled floor. Two windows for plenty of natural light. Panel radiator. Hatch to insulated attic.

Gardens

There is a small front garden and a secluded side garden with pond and decked patio area. The rear garden is very large with mature trees, shrubs and fruit trees and a lawn. There are two stone out-houses one of which is currently used as a laundry room. In addition there are two large timber sheds, one with electricity and currently used as a work shop. There is plenty of parking within the grounds for at least three cars. The rear garden has considerable potential either to further extend the house or construct another house subject to obtaining the necessary permission.