

57 West Holmes Gardens,
Musselburgh
EH21 6QJ

cameron stephen
solicitors & estate agents



Beautifully presented, three bedroom end terraced Victorian property, in one of Musselburgh's most sought after addresses.

West Holmes Gardens,
Musselburgh





description

Tucked away, close to the River Esk, this is a superb family home, offered for sale in move in condition, with a wealth of period features, including a fireplace, decorative cornice and some sanded floorboards. The accommodation comprises entrance vestibule with double outer storm doors and terrazzo tiled floor, reception hall with sanded floors and feature decorative scrolled archway, sitting room with window to the front, sanded floor, feature fireplace, press cupboard and decorative cornice, fabulous dining kitchen with tiled floor, a good range of wall and base units, wood work surfaces, belfast sink and integrated appliances, a useful utility room with door to the rear garden. A sweeping staircase with painted wrought iron balustrade and wooden handrail leads to the upper floor, which also has a skylight. On the half landing there is a bathroom with white suite and thermostatic shower fitting over the bath and on the first floor there are three bedrooms and a storage cupboard. There is a walled garden to the rear (with side access gate to the front) which is mainly laid to lawn with patio area and garden shed. Overall, this is a wonderful family home which must be viewed to be fully appreciated.

accommodation

- Entrance vestibule and reception hall
- Sitting room with feature fireplace
- Dining kitchen and utility room
- Three bedrooms
- Bathroom
- Walled garden

additional information

- Home Report Value: £350,000
- EPC Rating: E
- Items to be included in the price: Fitted floor coverings, blinds, ceiling light fittings and integrated kitchen appliances. Please note the sitting room curtains, washing machine and tumble dryer are excluded from the sale price.



the locality

Musselburgh is a hugely popular East Lothian seaside town, steeped in history. The High Street has a mix of local and High Street shops, restaurants and bars and there is a variety of sporting and leisure amenities including the Musselburgh Golf and Race Courses. Although located just a few miles to the east of Edinburgh city centre, there are regular train services from Musselburgh to Waverley Station. The shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a Marks & Spencer store, as well as a number of restaurants, a gym and a Cinema. The proximity of the City bypass via the A1 provides fast and easy access to Edinburgh Airport and the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools, from nursery through to senior level in both the state and private sector.



feature

There is a new EV charging point on West Holmes Gardens, combined with unrestricted on street parking.

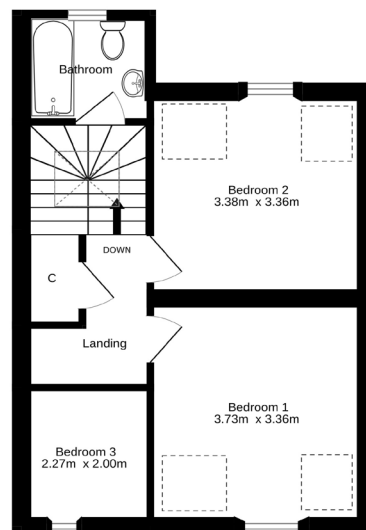
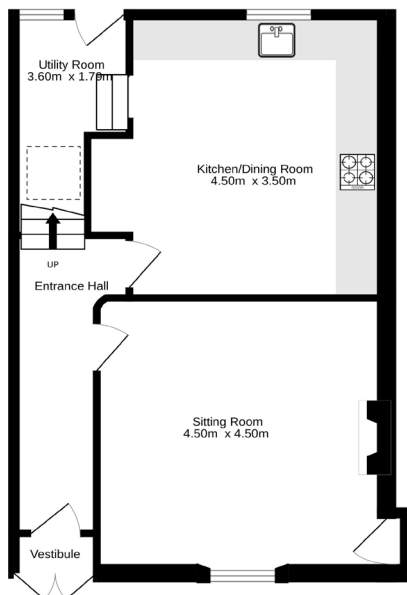
asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234 or 07483 361731.



Ground Floor
52.0 sq.m. approx.

1st Floor
48.0 sq.m. approx.



TOTAL FLOOR AREA : 100.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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