



Lilybank,
32 Ravensheugh Road
Musselburgh
EH21 7QB



Home Report
Value: £550,000



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Lilybank
Ravensheugh Road
Musselburgh





description

Deceptively spacious semi detached family home in a popular location, ideal for commuting to Edinburgh, or the city by-pass via the A1. The accommodation on the ground floor comprises, entrance vestibule with terrazzo tiled floor, reception hall with wood floor, bay windowed sitting room with fireplace, dining room with door to side garden, family room open plan to fitted kitchen with French doors to the Conservatory, a useful utility room, a study and a shower room. The master bedroom is located on the half landing, with fitted wardrobes and an en suite bathroom with free standing claw foot bath and separate shower cubicle, bedroom two with fitted wardrobes and walk in store cupboard, bedroom three is a large single bedroom and a family bathroom with skylight. There is a large garden to the rear with patio area, several lawn areas and a garden shed. The property benefits from gas central heating, partial double glazing, a security alarm and unrestricted on street parking. Overall, this is an exceptional home which must be viewed to be fully appreciated.

accommodation

- Entrance vestibule & reception hall
- Sitting room
- Dining room
- Family room open plan to fitted kitchen
- Conservatory
- Master bedroom with en suite shower room
- Two further bedrooms
- Bathroom

additional information

Items to be included in the price:
Fitted floor coverings, ceiling light fittings, blinds, kitchen appliances and 2 garden sheds.



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. Levenhall Links and Musselburgh Lagoons are immediately on hand and provide wonderful walking opportunities. Although located just a few miles to the east of Edinburgh city centre, there are regular train services from Wallyford (park & ride) 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.





TOTAL FLOOR AREA: 183.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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