



13 ESKSIDE WEST

Musselburgh, East Lothian, EH21 6PL



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A beautifully presented and spacious 4/5-bedroom period property on the bank of the River Esk, with generous accommodation and a large garden, within easy commuting distance of Edinburgh

Musselburgh Train Station 1.5 miles, Edinburgh 6 miles, Edinburgh Airport 18 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall with Cloakroom, Sitting Room, Open Plan Kitchen Dining Room, Sunroom/Conservatory, and Back Hall with Utility Cupboard.

First Floor: Landing, Principal Bedroom, Three Further Double Bedrooms, and Family Bathroom.

Second Floor: Landing and Large Attic Room with Eaves Storage.

Garden: Well-presented generous front and back gardens, predominantly laid to lawn and fully enclosed



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Situation:

13 Eskside West is situated in the heart of the popular commuter town of Musselburgh, making the most of its position being close to Musselburgh's amenities and within walking distance of Musselburgh High Street. Musselburgh is the largest town in East Lothian and a most convenient commuter base allowing easy access to Edinburgh City Centre (6 miles). There is a frequent commuter rail link from both Musselburgh and Wallyford Stations and excellent bus services into Edinburgh. A park and ride and road networks linking with the A1 and City By-pass provide easy access to Edinburgh International Airport.



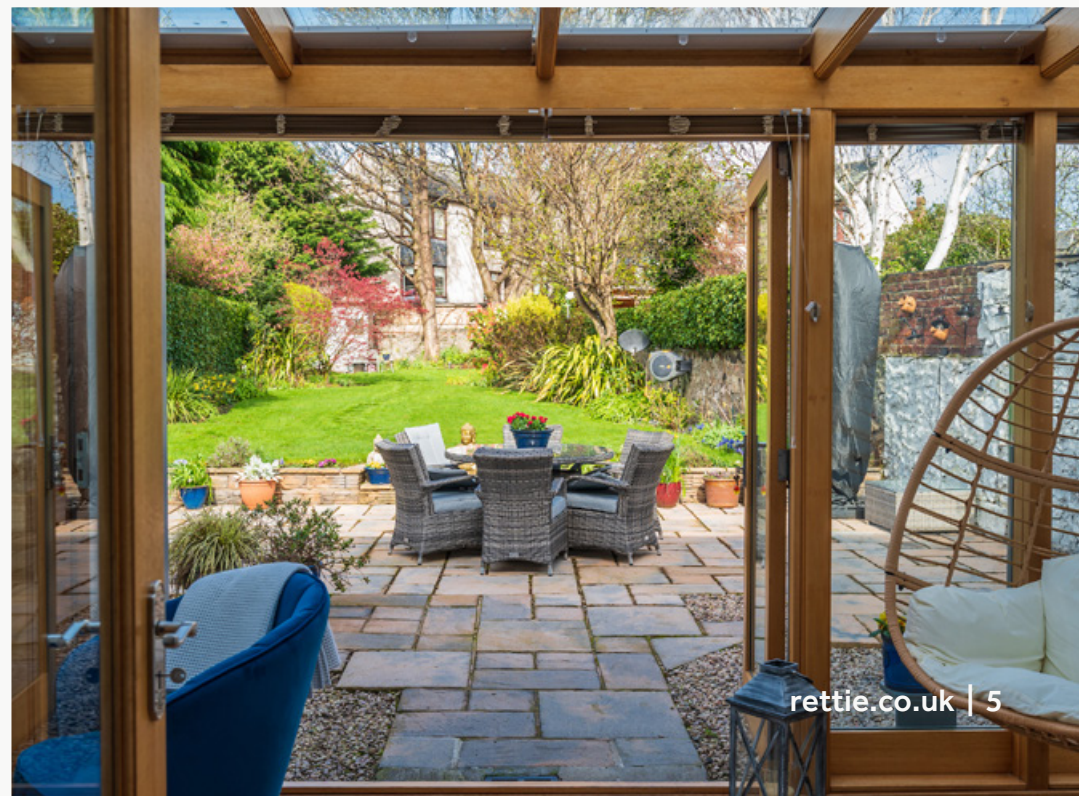
Musselburgh has excellent public and private sector schooling, including the reputable Loretto School, within easy walking distance of the property. The town enjoys a picturesque location, there is a working harbour for pleasure boats, delightful walks and cycle paths along the River Esk, a choice of golf courses, theatre, famous racecourse, sports facilities and protected open countryside. In close proximity to the house is Musselburgh Racecourse and the oldest Golf Course in the world still being played, Royal Musselburgh Golf Club played here from around 1760 to 1925 and local legend has it that Mary Stuart and her son, James VI, played on The Old Links. The retail/leisure park at Fort Kinnaird, Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

Description:

13 Eskside West is a beautifully presented mid terrace home in the heart of the popular commuter town of Musselburgh, on the bank of the River Esk. With a wealth of charming features and 4/5 spacious bedrooms, this property would be well suited to a growing family or those looking to be within easy commuting distance of Edinburgh.

Entering the front door, an entrance vestibule is enclosed by glazed doors with glazed side panels that open into the hallway. The hall offers a cloakroom with WC and basin and opens into the Sitting Room and Kitchen. The large Sitting Room offers a generous and bright space to entertain, with an electric fire set in a limestone fireplace proving a focal point. Two large sash and case windows face out to the river and bathe the room in light, with white wooden shutters fitted internally. Double doors lead through to the open plan Kitchen and Dining area, which offers a superb space well suited to modern living, with a central island with breakfast bar serving to divide the spaces. The Kitchen is fitted with high gloss grey cabinetry, and benefits from bespoke stone worktops with appliances that include an integrated Hotpoint dishwasher, Filli Bertazzoni range cooker with 6 ring gas hob, cooker hood, and an under counter electric heater.

The Sunroom/Conservatory leads from the Kitchen and offers a wonderful view from the glazed bi-folding doors of the large garden beyond the house. Fitted with oil filled electric radiators and ambient blue up-lighters, the Sunroom is a space that can be utilised year-round. There is access from the Sunroom to the back hall which leads out to the back garden and into the vennel that leads to the front of the house, as well as the Utility Cupboard which houses a John Lewis washing machine and Hoover dryer.





Returning to the hall and ascending the stairs to the first floor, the landing provides access to the Principal Bedroom, three further Double Bedrooms, and a Family Bathroom. The Principal Bedroom is bright and spacious, benefitting from excellent storage with a wall of fitted wardrobes, and enjoys an outlook over the River Esk. Three further double bedrooms are serviced by the Family Bathroom which is furnished with a large shower cubicle, freestanding clawfoot bathtub, basin, and WC, and neutrally decorated.

Added in the 70's approximately, a second staircase leads up to the third floor which offers a large, bright attic room, well suited to being an additional Bedroom, the space would also suit a variety of other uses including a games room, study, or children's playroom. There is access to plenty of eaves storage.

Garden:

The garden at 13 Eskside West is a wonderful surprise, being a tranquil piece of countryside in the middle of a town. A long and large garden predominately laid to lawn, the garden is ample for a growing family and is securely enclosed by high stone walls making it ideal for keeping pets and children safe. A sunny patio area is adjacent to the house, with dwarf walls and a step that leads to the lawn beyond. Herbaceous borders flank the lawn and mature trees offer shade and interest. There is a large shed at the end of the garden for storage.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity, drainage, and water, with mains gas central heating with a Worcester boiler.

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH21 6PL

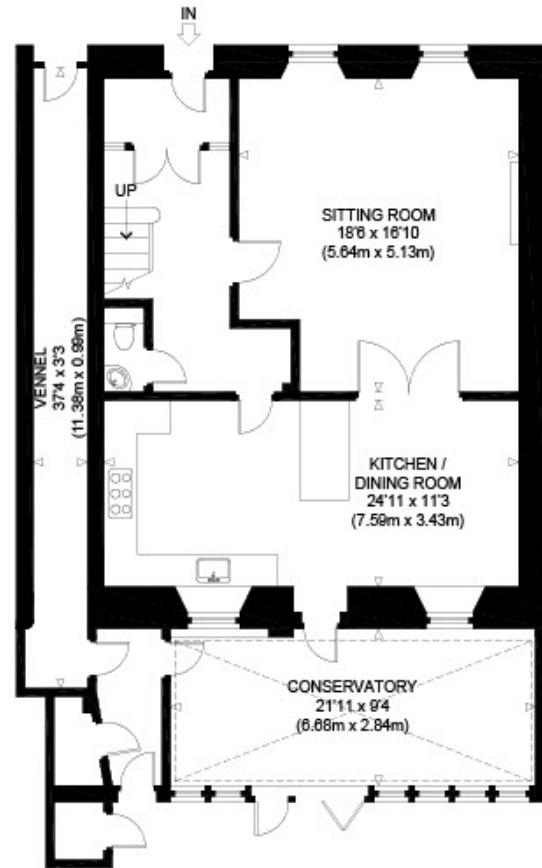
EPC – C

Local Authority

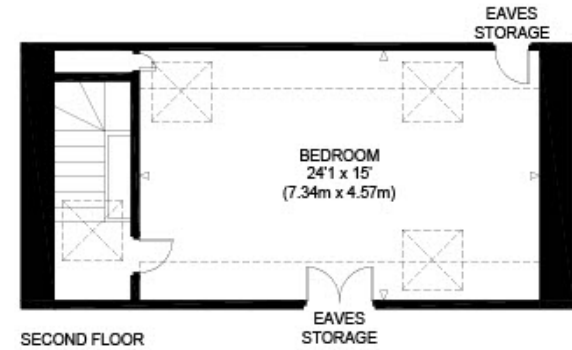
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620 827 827

Council Tax – Band G

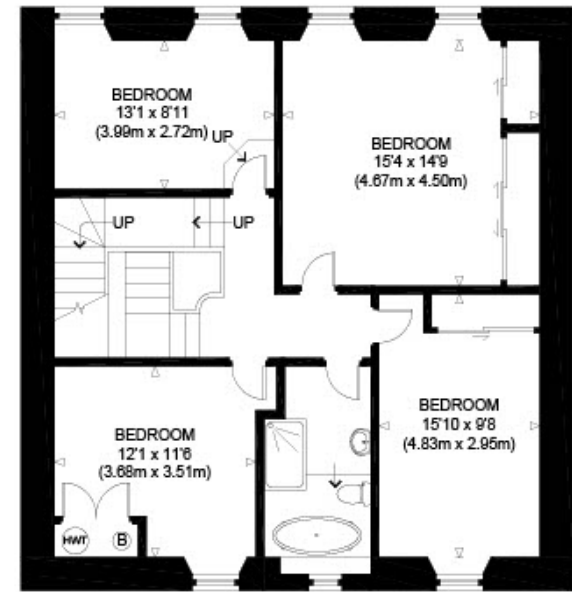




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1286 SQ FT / 117.8 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 438 SQ FT / 40.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 932 SQ FT / 86.6 SQ M

ESKSID WEST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2636 SQ FT / 244.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

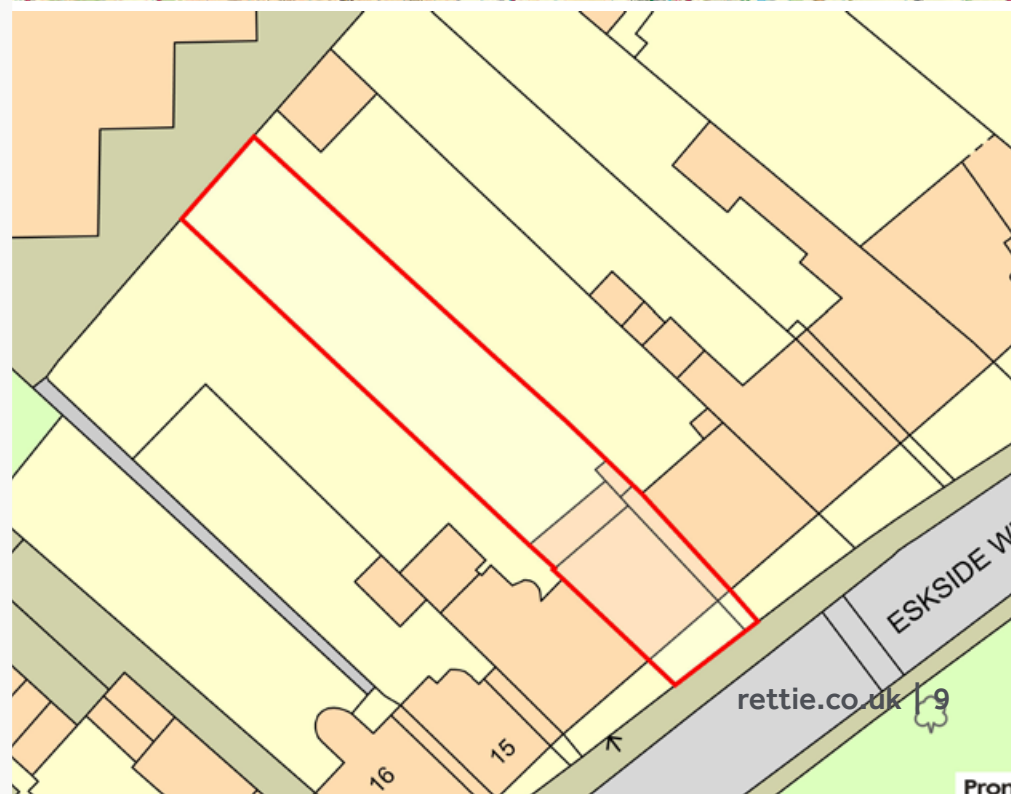
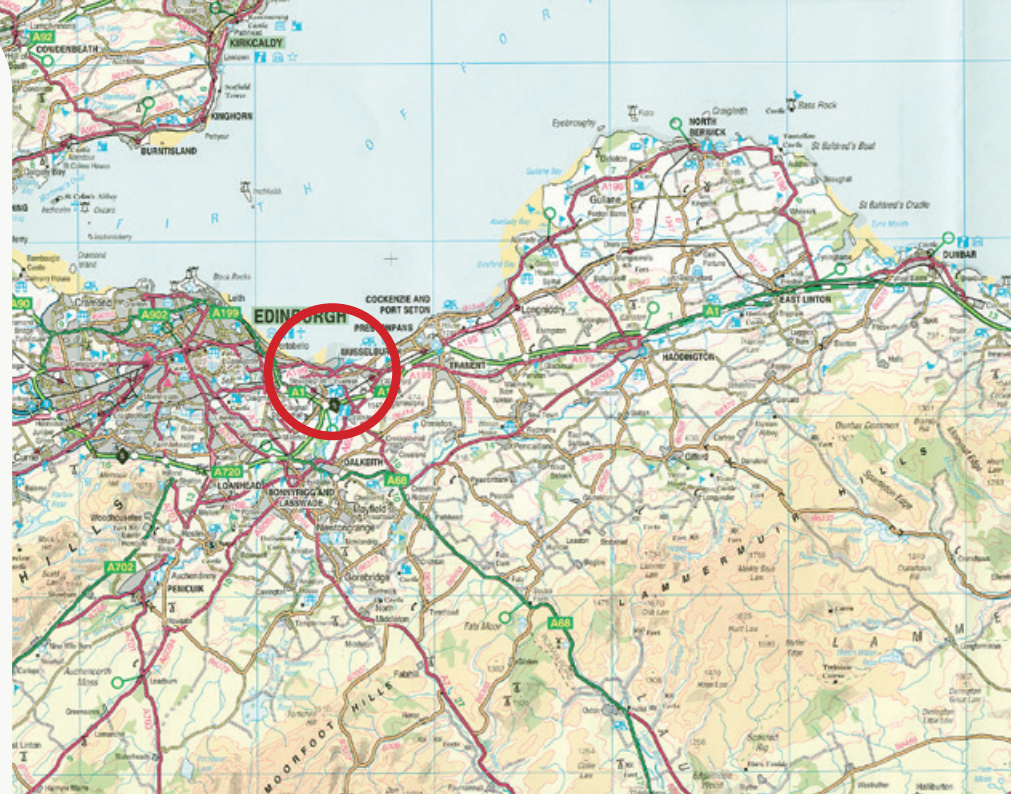
Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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