



13 ESKSIDE WEST

Musselburgh, East Lothian, EH21 6PL



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A beautifully presented late Georgian 4/5-bedroom family home in the historic market town of Musselburgh, with a large, well maintained garden and in a superb position overlooking the River Esk

Musselburgh High Street 0.2 miles, Musselburgh Railway Station 1 mile, Edinburgh City Centre 6 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Dining Kitchen, Conservatory, Cloakroom with WC and a Utility Cupboard

First Floor: Landing, Principal Bedroom, Two Double Bedrooms, Double Bedroom/Study and a Family Bathroom

Second Floor: Landing, Double Bedroom

Garden: Beautifully maintained gardens to the front and rear, mainly laid to lawn with a large patio terrace surrounded by mature trees, shrubs and herbaceous borders.

Outbuildings: Stone outhouse and a timber garden shed



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Situation

13 Eskside West is situated in a beautiful position overlooking the River Esk within the historic market town of Musselburgh. Located only 6 miles to Edinburgh City Centre, it provides an ideal commuter base into the city with an excellent bus service as well as commuter rail links from both Musselburgh (1 mile) and Wallyford Train Stations. The A1 trunk road and City By-Pass also provide easy access to Edinburgh's International Airport as well as transport links north and south.

The house is positioned close to Musselburgh High Street, with a footbridge across the river allowing convenient access to a variety of shops and restaurants. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club. The town enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, a popular racecourse and delightful walks and cycle paths along the River Esk and the John Muir Way.

For golfing enthusiasts, there are a choice of fabulous golf courses in the area to include The Old Links course within Musselburgh itself – renowned as being the oldest golf course in the world, as well as the prestigious clubs of Muirfield, Luffness, Archerfield and The Renaissance Club further along the East Lothian coast.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is located less than half a mile away and within easy walking distance.



Description

13 Eskside West is a very attractive late Georgian 5-bedroom mid-terrace family home of stone construction under a slate roof. Built circa 1830, the C-listed property offers a wealth of period features and is nicely positioned on a quiet street overlooking the River Esk - offering lovely views over the water with resident geese and other wildlife.

The front door opens into an entrance vestibule with glazed double doors that lead into the entrance hall, providing access to all the principal rooms on the ground floor as well as a cloakroom with WC under the stairs. A spacious sitting room has two lovely large sash and case windows overlooking the front garden with views of the river beyond, as well as an electric fireplace with an attractive limestone fire surround. Large glazed double doors lead from the sitting room into the spacious dining kitchen, which also has separate access from the hall, making this a wonderful room for entertaining. The kitchen boasts a range of stylish wall and floor mounted units that encompass black granite worktops as well as a sleek Bertazoni cooker with a 6-ring gas hob, an integrated dishwasher and plumbing for a large American style fridge freezer. A kitchen island with a breakfast bar splits the room into two halves, with a spacious dining area to the other side that offers plenty of room for a table and chairs.

A separate door leads through into the bright conservatory to the rear of the house that offers further dining and seating areas as well as bi-fold doors that lead out to the beautiful patio terrace beyond. Fitted with oil filled electric radiators and ambient blue up-lighters, the conservatory is a space that can be utilised year-round. A further side door allows access to a utility cupboard with plumbing for both a washing machine and a tumble drier, as well as access to the side vennel where bins can be stored.



Returning to the entrance hall, stairs ascend to the first-floor landing, showcasing beautiful period stair rods and a mahogany banister rail. The principal bedroom has twin sash and case windows overlooking the River Esk with a wall of integrated wardrobes for storage. There are two further double bedrooms, both with integrated wardrobes and views over the pretty rear garden, as well as a study with integrated bookshelves that could also be utilised as a 5th double bedroom if desired. A modern family bathroom completes the accommodation on the first floor and offers a large roll top bath, separate walk-in shower, wash basin and WC. Ascending a further wooden staircase to the second-floor landing, a spacious double bedroom has been created within the attic space, with three bright Velux windows and integrated eaves storage.

Garden

Beautiful, well-maintained gardens reside to the front and rear of 13 Eskside West, with a spacious patio terrace in front of the conservatory providing a wonderful area for alfresco dining and entertaining. A large stretch of lawn lies beyond the terrace with an array of colourful herbaceous borders, mature trees and shrubs. The garden is fully enclosed via a stone and brick wall, making it feel incredibly private. To the front of the house, a smaller enclosed courtyard garden offers a stretch of low maintenance astroturf surrounded by paving where you can sit and enjoy wonderful views of the river and its wildlife. The leafy riverbanks either side of the river also provide lovely walks straight from the door – ideal for those with children and dogs.





Outbuildings

The property benefits from a stone outbuilding as well as a large timber garden shed for storing garden equipment.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the particulars are included in the sale; this will include all integrated appliances, carpets and blinds.

Services

Mains electricity, gas, drainage and water.

Viewing

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

Listed Building Status

Category C-Listed

Side Vennel

The neighbours have a right of access through the exterior side vennel adjacent to the house

Satellite Navigation

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

EPC Rating

Band C

Local Authority

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

Council Tax

Band G

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:

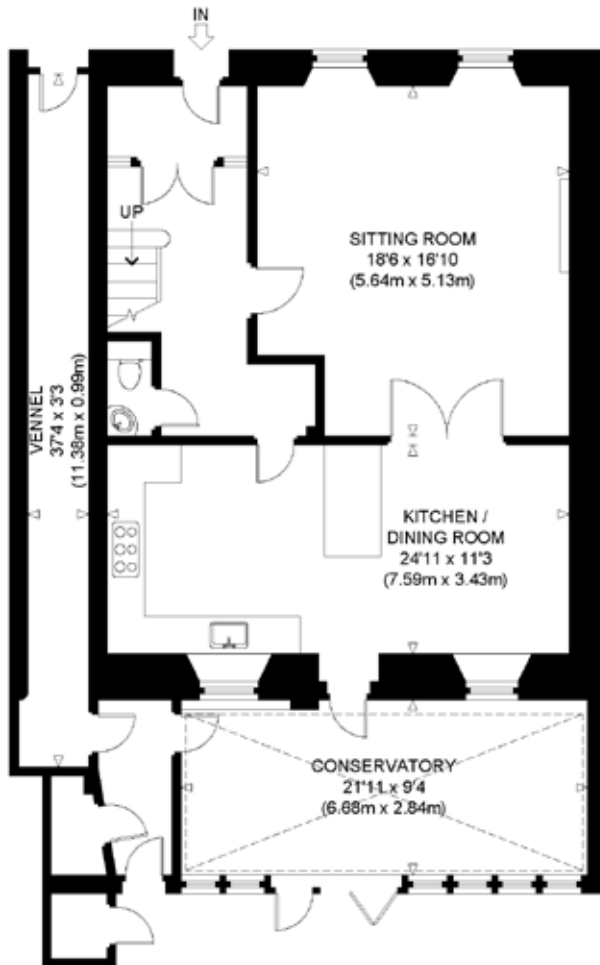
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

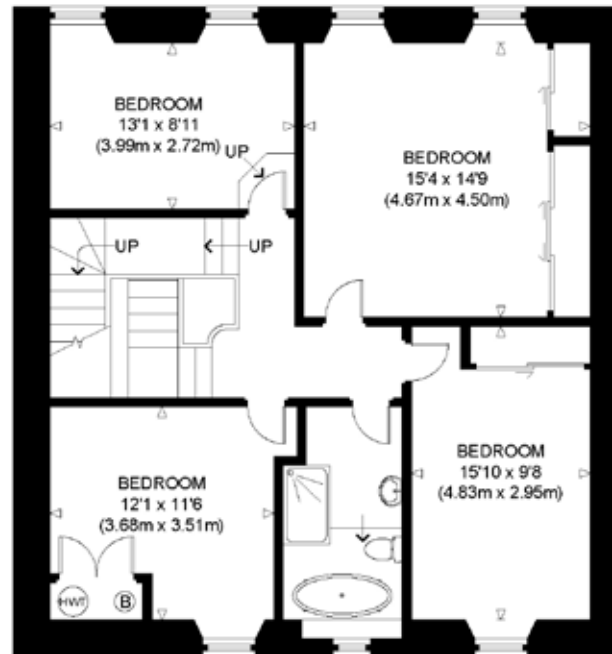
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



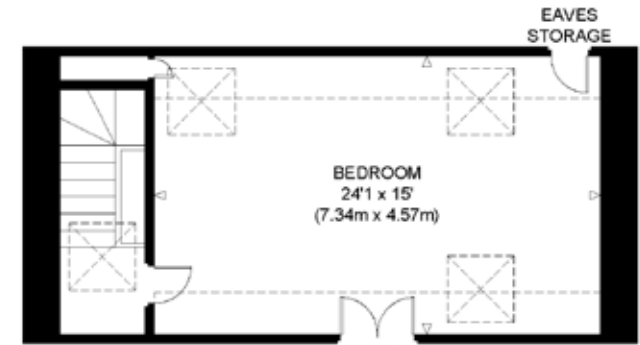




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1266 SQ FT / 117.6 SQ M



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



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



EKSID 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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