

4A ASHGROVE

MUSSELBURGH, EAST LOTHIAN,
EH21 7LT

McEwan Fraser Legal

Solicitors & Estate Agents







Musselburgh
East Lothian

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately seven miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the town, the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, Post Office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic county town with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.









4a Ashgrove









Hallway and Lounge









Part Exchange available and chain free. We are delighted to present to the market this highly impressive and extremely unique five bedroom detached family home. The property offers great flexibility to entertain as well as being a functional place to live, and will be enjoyed by all family and friends, offering generous accommodation throughout.

The property has been designed to maximise the natural available light to create a modern ambiance and has been decorated throughout to balance warmth with a contemporary neutral theme. Room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality. The property has been extended and updated over the years creating this wonderful and unique home with open plan living/ entertaining areas. Viewing is highly recommended to appreciate this spectacular home.

4a was build in the 70's on the old rose gardens belonging to Loretto School. The house is on an evaluable plot of land and commansd its position on this leafy street opposite Musselburgh race course.

On entering this property, you walk into a welcoming vestibule followed by the downstairs hallway. To the right, one will find the sitting room which looks out to the front garden and drive. There is ample space in the room for furniture and units. To the left there is a good size home study with fitted desk. The hall way also provides access to the main sitting room, formal dining area and the staircase to the upper level. The impressive sitting room is located at the front of the property and has French doors leading on to the wonderfully landscaped front garden. The sitting room also benefits from a lovely gas fire providing a focal point for the room. Arguably the heart of the house is the marvelous open plan kitchen/diner/lounge. The superb Keller kitchen is a mixture of contemporary units and stunning white work tops. It is fitted with a good range of floor and wall mounted units providing lots of worktop space, integrated dishwasher, fridge freezer, double oven, microwave, coffee machine and an induction cooker, which is sure to appeal to any aspiring chef. From here one can access the side path. A wet room and a separate WC completes the downstairs accommodation.















Kitchen/Diner













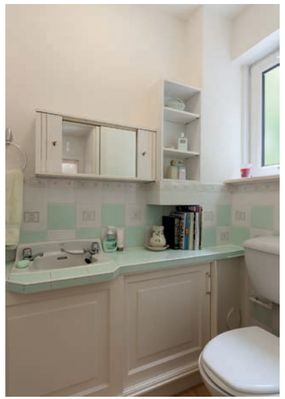






The upstairs accommodation briefly comprises, four double bedrooms, lounge area, kitchen and two shower rooms. The current owner had previously used this area as a granny flat but also rented out the rooms over the years. Any potential purchaser should bare this in mind as this property could make an excellent B&B. Upstairs would also be fantastic at catering for the larger family as it can be directly accessed from outside and shut off from the rest of the house.

Externally the property has a beautiful front garden, large gated drive way, single garage, court yard area and an out house being used as a lounge area. The property benefits from a gas fired boiler and recently fitted windows to ensure a warm yet cost effective living environment all year round. Overall this is a charming house and a fantastic opportunity for any potential buyer.







The Annex







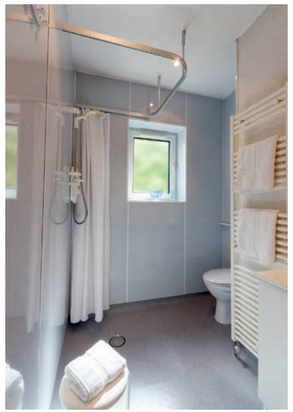


















Specifications

Approximate Dimensions
(Taken from the widest point)

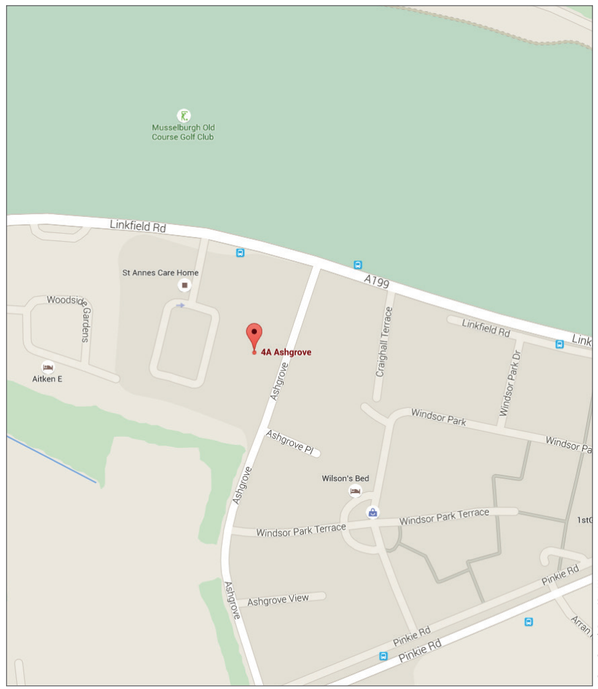
Lounge	7.18m (23'7") x 4.22m (13'10")
Kitchen	5.59m (18'4") x 2.56m (8'5")
Kitchen/Diner	5.75m (18'10") x 3.98m (13'1")
Dining Room	4.75m (15'7") x 3.24m (10'8")
Study/Office	4.75m (15'7") x 2.49m (8'2")
Lounge/Bar	5.43m (17'10") x 2.00m (6'7")
Bedroom 1	4.23m (13'11") x 2.94m (9'8")
Bedroom 2	3.11m (10'2") x 3.05m (10')
Bedroom 4	3.54m (11'7") x 3.09m (10'2")
Bedroom 5	4.14m (13'7") x 2.93m (9'7")
Wet Room	3.26m (10'8") x 1.88m (6'2")
Shower Room	2.54m (8'4") x 1.96m (6'5")
WC	1.71m (5'7") x 1.06m (3'6")

The Annex

Lounge	3.94m (12'11") x 3.90m (12'10")
Kitchen	2.72m (8'11") x 2.41m (7'11")
Kitchen/Diner	4.20m (13'9") x 2.94m (9'6")
Bedroom 3	4.08m (13'5") x 3.84m (12'7")
Wet Room	2.53m (8'4") x 2.01m (6'7")

Extras
(Included in the sale)

All curtains and blinds, light fittings, integrated appliances and floor coverings included. Other items are available by separate negotiation.









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Part Exchange Available



Text and description
JOSH STEEPLES
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer