

COULTERS[©]

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18 GOOSE GREEN PLACE

MUSSELBURGH, EAST LoTHIAN, EH21 7SH

4 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

18 Goose Green Place is a well-proportioned four-bedroom semi-detached home, quietly positioned within a cul-de-sac beside the River Esk in Musselburgh.

The property enjoys a peaceful position within Goose Green Place, with the River Esk close by and Musselburgh's range of local amenities within easy reach.

The property offers generous and flexible accommodation over two levels, together with a large driveway, front and rear gardens and a useful garden room which could be used as a gym or storage space.

KEY FEATURES



Situated on a cul-de-sac beside the River Esk.



Four double bedrooms, two with lovely views to the rear.



Useful storage room/gym in rear garden.



Private front and rear gardens.



Large 3 car driveway.



Within close proximity to excellent amenities in Musselburgh.

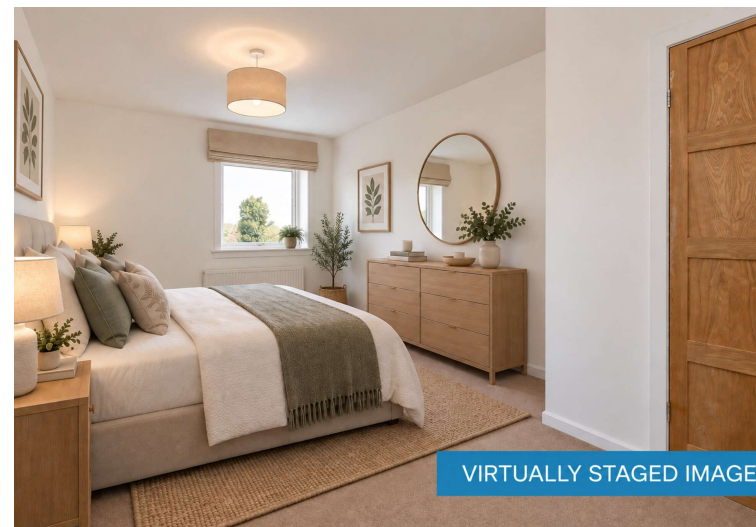


EPC Rating - D



Council Tax Band - C





Internally, the ground floor comprises a welcoming entrance hallway leading to a spacious sitting/dining room, with good natural light from the large south facing window. The modern fitted kitchen has a range of base and wall units and space for a breakfast bar. A WC/boot room is located beside the back door. Double bedroom 4 could also be used as a snug/TV room and a bathroom with shower over the bath completes the ground floor accommodation.

A carpeted staircase leads to a bright and spacious landing which gives access to the three double bedrooms on the first floor. The two bedrooms to the rear of the house have wonderful, unrestricted views over the adjacent Levenhall Links to the Firth of Forth.



MORE INFORMATION

A particular feature of the property is the outdoor space. The front provides a sunny garden and a large driveway capable of accommodating 3 cars. To the rear, the garden is laid to lawn, with a useful garden room which has been used as a home gym by the current owners, although it could equally lend itself to a home office, studio or hobby room.

EXTRAS

All fitted floorings, blinds, light fittings and kitchen appliances are included in the sale price.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant.

There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.



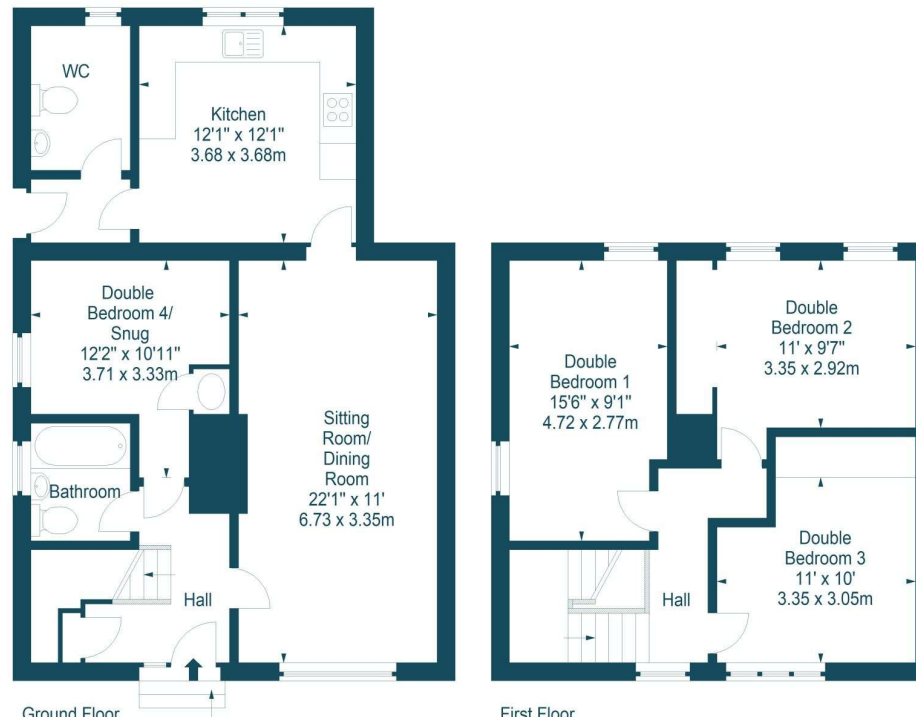




Goose Green Place,
Musselburgh,
East Lothian, EH21 7SH



Approx. Gross Internal Area
1236 Sq Ft - 114.82 Sq M
Gym/ Storage
Approx. Gross Internal Area
228 Sq Ft - 21.18 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.