



Solicitors & Estate Agents



Offers Over

£595,000

13 Newhailes Court Gardens

Musselburgh | East Lothian | EH21 8GG

Exceptional, beautifully presented detached family home forming part of a small exclusive development on the outskirts of Musselburgh. The property benefits from a driveway and garage as well as a delightful enclosed private garden to the rear.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Stunning enclosed rear garden
-  Garage and driveway
-  EPC rating – A
-  Council tax band - G



Description

Located on the cusp of the popular coastal town of Musselburgh, this superb, detached family home benefits from an integrated garage, driveway and lovely enclosed private rear garden. The property is peacefully positioned within a cul-de-sac of an exclusive development and a variety of local amenities are close at hand.

The interior of the property has been finished to a high standard throughout and offers bright and generously proportioned accommodation over two levels. Quality fixtures and fittings and tastefully presented rooms complement this impressive home and viewing is highly recommended.

The stylish accommodation on the ground floor comprises – entrance vestibule and welcoming hall, sitting room, generous kitchen/dining/family room with utility room off and both providing access to the rear garden, and WC compartment.

The bright accommodation on the upper level comprises – principal bedroom with stunning en-suite bathroom, 3 further double bedrooms and family bathroom. There is an abundance of storage space in the way of useful storage cupboards as well as built-in wardrobes. The property is further complemented by gas central heating, double glazing and solar panels on the roof.



Gardens & Parking

A real feature of this property is the delightful enclosed private garden. The garden is mainly laid to lawn with the addition of a superb decked area and a further patio area. To the front is the garage and driveway with an EV charging point.

Extras

All fitted floor coverings will be included in the sale together with the blinds, selected light fittings, integrated oven, hob, extractor hood, combination microwave, fridge/freezer and dishwasher.

Viewing

By appointment through Neilsons (0131 625 2222).





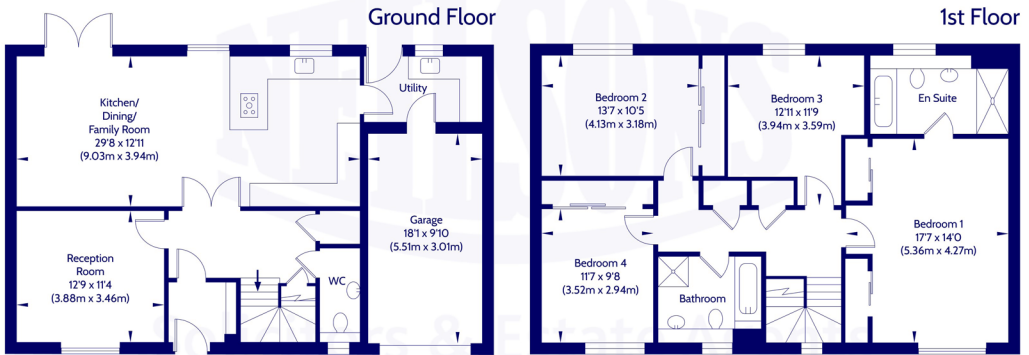
Location

13 Newhailes Court Gardens lies within easy reach of the wide range of amenities in popular coastal town of Musselburgh. Within close proximity is Newhailes House and Gardens, extensive walking and cycling networks, Newcraighall railway station, and Fort Kinnaird retail park. Musselburgh is an historic, coastal town in East Lothian, located to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes and bars. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. The property is within a short distance of the Promenade and Fisherrow Harbour, providing delightful walks together with a variety of sporting facilities. Musselburgh is renowned for its famous golf course, and the area provides a local leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport service which runs to Edinburgh City Centre and surrounding areas, and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 170 Sq M / 1828 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

