



COULTERS[©]

1 HILLHEAD COTTAGES, CARBERRY

MUSSELBURGH, EAST LoTHIAN, EH21 8QE

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Truly the best of both living in the countryside and having easy access to the city, this stunning and exceptionally well-presented four-bedroom semi-detached cottage offers an impressive combination of generous living space, a flexible layout and beautifully landscaped gardens. Freshly decorated throughout, the property has been thoughtfully maintained and features quality fixtures and fittings including solid oak flooring, a stylish kitchen with granite worktops, double glazing, a contemporary shower room and an impressive bathroom with a freestanding roll-top bath. The property also benefits from solar panels with a feed-in tariff, EV car charging, a substantial outbuilding and a wonderful outlook across the surrounding countryside towards the Firth of Forth.

KEY FEATURES



Beautiful and well presented semi-detached cottage.



Four double bedrooms.



Exceptional private rear garden with pond, vegetable patch and summerhouse.



Large garage and driveway



Tranquil countryside setting.



Commuting distance of Edinburgh and East Lothian.



EPC Rating - D



Council Tax Band - F





The spacious sitting room is a particularly welcoming room, with solid oak flooring, a feature fireplace with multi-fuel stove and a wealth of windows and glazed doors drawing in natural light and connecting the room with the garden. A fourth double bedroom is accessed directly from the sitting room and is currently used by the owners as a home office, offering excellent flexibility depending on individual requirements.

The impressive kitchen/dining room is a wonderfully bright and airy space, flooded with natural light from its four windows and French doors which open directly onto the garden. The generous Magnet fitted kitchen features a substantial central island with granite worktops and a good range of wall and base-mounted cabinetry, incorporating a five-ring Rangemaster stove and a Miele dishwasher. There is ample space for a large dining table, while the French doors create a lovely connection between the kitchen and landscaped gardens, opening out onto a large deck area. A useful utility room lies just off the hall housing the Miele washing machine and tumble dryer.





CONTINUED...

The principal bedroom is a generous double bedroom, while the generous first-floor bedroom is currently being used as an additional sitting room. This versatile space could equally be used as a bedroom, home office or further reception room, depending on individual requirements.

The remaining two bedrooms are also well-proportioned and provide comfortable sleeping accommodation. The property is further served by an impressive bathroom with a freestanding roll-top bath and a contemporary shower room.

The extensive landscaped gardens are a particular highlight, providing a peaceful and beautifully established setting. Expansive lawns are bordered by mature planting, shrubs and a variety of fruit trees, with attractive gravel pathways leading through the grounds.

A large pond/water feature provides an attractive focal point within the garden, while a delightful summer house benefits from power and light.

A substantial outbuilding provides fantastic additional space, incorporating a large garage and separate shed, plus a greenhouse.

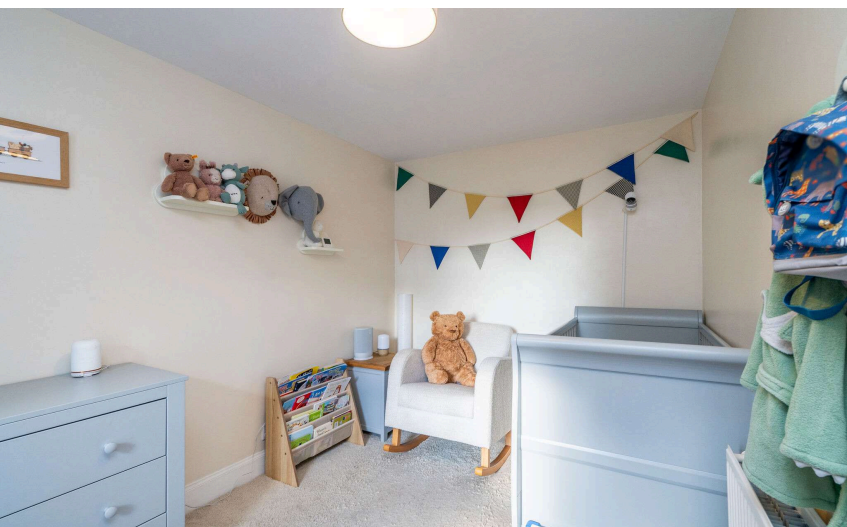
There is also a productive vegetable area, making the gardens particularly well suited to those looking to embrace a more rural way of life.

The property further benefits from solar panels with a feed-in tariff and EV car charging.

For equestrian enthusiasts, there is a well regarded livery yard next door to the property.

While now lapsed, the property has planning permission to extend the property, with the approved plans available to view on the East Lothian Council website under reference 18/01311/P.









THE LOCAL AREA

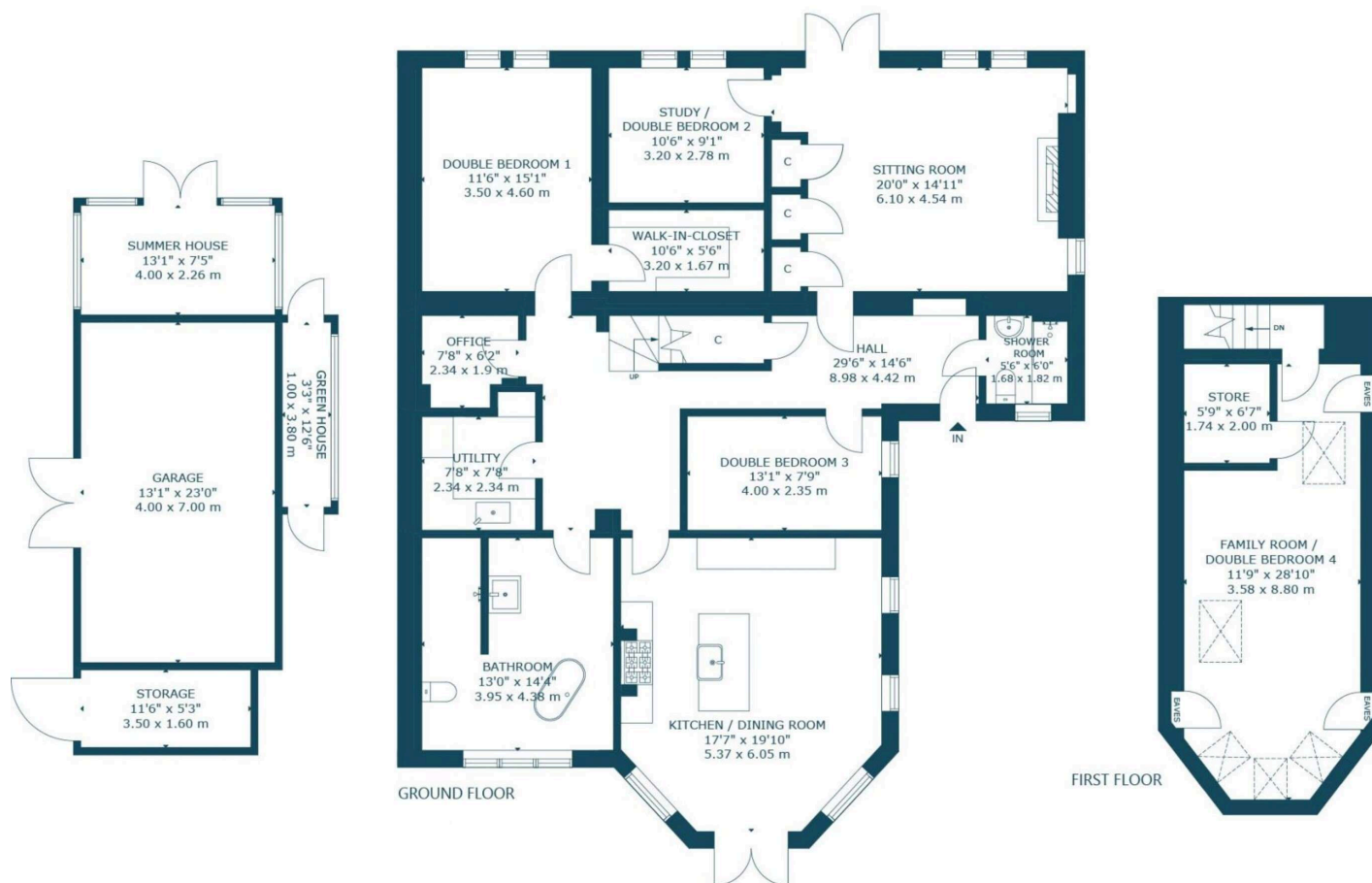
Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh, the East Lothian coast, City bypass and the A1. The charming and historic Carberry country estate boasts an array of delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. Nearby Inveresk and Musselburgh offer a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses.

Regular train services from nearby Wallyford take approximately 10 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants. Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.

EXTRAS

All fixtures and fittings, integrated appliances, curtain poles and light fittings are included in the sale.

HOME REPORT VALUATION: £590,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,159 SQ FT / 201 SQ M

GARAGE 301 SQ FT / 28 SQ M, SUMMER HOUSE 97 SQ FT / 9 SQ M

STORAGE 60 SQ FT / 6 SQ M, GREEN HOUSE 41 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.