20a Balcarres Road

MUSSELBURGH | EH21 7SD

warners

solicitors & estate agents

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A fantastic opportunity to acquire a spacious three-bedroom lower villa, ideally situated in the popular coastal town of Musselburgh, enjoying delightful views overlooking Musselburgh Racecourse and benefiting from private gardens to both the front and rear.

Offering generous accommodation all on one level, this attractive property presents an excellent opportunity for a range of buyers, including first-time purchasers, families, downsizers and those seeking the convenience of ground-floor living.

The accommodation comprises a welcoming entrance hallway providing access to the principal rooms. The bright and spacious living room offers ample space for comfortable seating and relaxation, while the separate kitchen provides a practical area for everyday cooking and dining. There are three well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation or a home office. The principal bedroom is particularly generous in size, while bedrooms two and three provide comfortable additional accommodation. A family bathroom completes the internal layout.

Externally, the property benefits from private front and rear gardens, offering valuable outdoor space for relaxing, entertaining or enjoying the warmer months. The property's enviable position overlooking Musselburgh Racecourse adds further appeal, providing an attractive outlook and a wonderful sense of location.

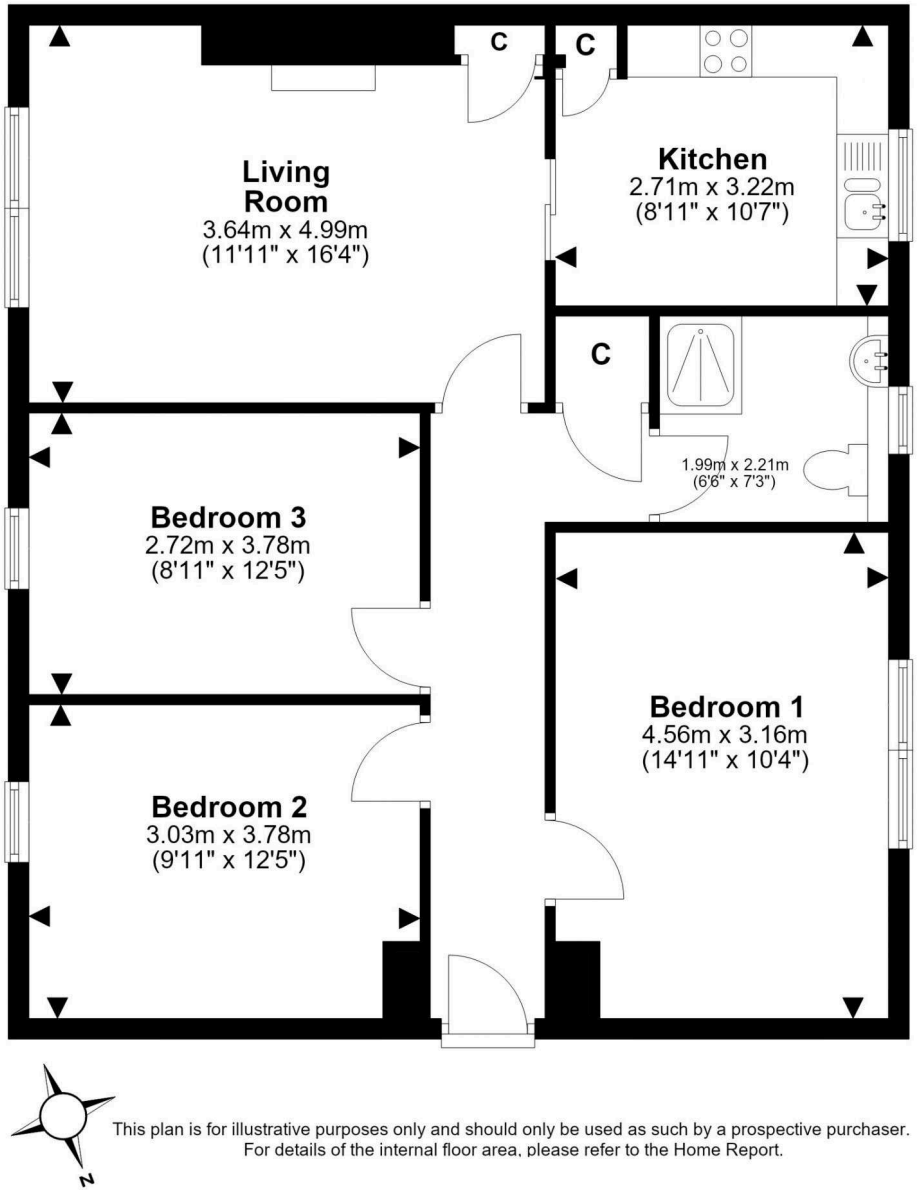
- Desirable Musselburgh location
- Attractive views overlooking Musselburgh Racecourse
- Bright and generously proportioned living room
- Separate fitted kitchen
- Three versatile bedrooms
- Family bathroom
- Private front and rear gardens
- Convenient single-level accommodation
- Excellent local amenities and transport links
- Easy access to Edinburgh and the East Lothian coastline

Council Tax: B , Energy Rating: D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

Fixtures, fittings, curtains, blinds and all appliances will be included in the sale.
Please note the appliances are sold as seen.

The ever popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh, and has its own sandy beach and picturesque harbour, with a further stretch of golden sand in neighbouring Portobello. Pleasant walks can be taken alongside the River Esk and in nearby open countryside. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, including small specialist shops, Tesco Extra store and Aldi. Further shopping is available nearby at Asda at The Jewel and the Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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