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Offers Over

£360,000

7 Smeaton Gardens

Musselburgh | East Lothian | EH21 8TH

This home features an open, flexible layout of the kitchen and dining room, with its French doors and convenient self-contained laundry space. It offers both a relaxed family area and a great space for entertaining. Both principal and second bedroom includes a built-in wardrobe and en-suite. Externally, the home boasts a lovely private rear garden, providing the perfect space for relaxing, outdoor dining and entertaining with family and friends. A private driveway and garage offer excellent off-street parking and valuable additional storage.

- 4 Bedrooms
- 2 Public rooms
- 3 Bathrooms
  1 WC
- Private gardens to the front and rear
- Garage with internal access directly into the house
  Driveway
- EPC rating – B
- Council tax band - F



Description



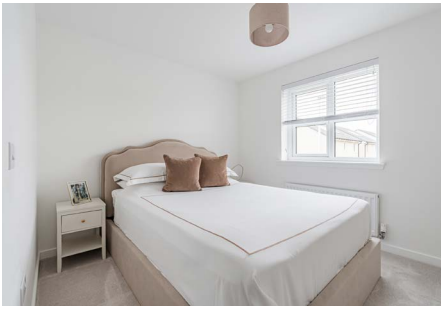


Situated within a modern residential development on the outskirts of Musselburgh, the property provides the perfect setting for modern family life, with a peaceful location and a newly built primary school within walking distance, making it an ideal choice for families with young children.

This impressive, detached family home offers spacious, beautifully presented accommodation throughout and is ready to move into. The ground floor welcomes you with an entrance vestibule and hallway, featuring real oak wood flooring that continues throughout the ground floor and into the open-plan kitchen, dining and family area. The property also benefits from a separate second lounge, featuring a beautiful bay window that fills the room with natural light and creates a welcoming space to relax. A private utility room and handy pantry cupboard provide excellent additional storage. The kitchen is thoughtfully designed for both everyday family living and entertaining, with double French doors creating a seamless connection between indoor and outdoor living and opening directly onto the private rear garden. The kitchen is well equipped with a five-burner gas hob, double oven and large integrated fridge freezer. A convenient downstairs WC completes the ground floor. Further enhancing the practicality of the home, the garage offers direct internal access into the hallway. The bright and spacious upper floor comprises four generously sized bedrooms. The impressive principal and second bedrooms both benefit from built-in wardrobes and their own en-suite bathrooms, offering comfort, privacy and convenience. Bedrooms three and four provide excellent flexibility for family members, guests or those working from home. A stylish family bathroom completes the upper-level accommodation.

Extras

All fitted floor coverings are included in the sale of the property. Upgraded extractor hood, fully glazed kitchen splashback, integrated double oven and five-burner gas hob. Floored and shelved attic, completed in accordance with the relevant NHBC requirements. Upgraded recessed spotlights in the kitchen, family room, hallway, principal bedroom and main bathroom.



Gardens & Parking

To the front, the property benefits from a private driveway, garage with direct internal access to the house, and an additional private garden area. To the rear, a lovely, enclosed garden provides a private and peaceful outdoor space



Viewing

By appointment through Neilsons (0131 625 2222).





Location

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 Racecourse. 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 115 Sq M / 1238 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.

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