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Offers Over

£365,000

Drummohr East Lodge

Musselburgh | East Lothian | EH21 8JS

This charming traditional detached cottage, dating from circa 1900, has been thoughtfully extended over the years and offers a wealth of character and charm. Enjoying a secluded setting in the desirable Mussleburgh district, lying on the periphery of Royal Musselburgh Golf Club, the property is set on a generous plot, boasting extensive, predominantly south-facing gardens, with large outbuilding/timber garage, driveway and gated courtyard access.

- 3 Bedrooms
- 2 Public rooms
- 1 Bathroom
- Private Gardens
- Private parking/outbuilding/ garage
- EPC Rating – F
- Council Tax Band - E



Description





Whilst the property would now benefit from a degree of general modernisation and upgrading, it presents an exciting opportunity to acquire a hidden gem with considerable scope to create a home tailored to individual tastes and requirements. The accommodation retains some fine period features including working shutters, exposed beams, Edinburgh press, sanded floors and doors, providing a delightful blend of traditional features and timeless appeal. The light-filled and spacious property comprises; entrance hallway with storage provisions, there is a stunning dual-aspect reception room providing a delightful setting with aspect over the garden and enhanced with exposed beams and open fire. An inner hallway leads to the three bedrooms, with the two double bedrooms fitted with built-in wardrobes. The bathroom comprises of a coloured three piece suite with electric shower over bath. Further enhancing the appeal is a versatile second reception room, ideal for use as a dining/ family room. Enjoying exceptional natural light with skylights and French doors providing direct access to the garden, the room features exposed brick work, wood floors and a wood burning stove providing a lovely focal point, perfect for cosy evenings. Beyond is the large breakfasting kitchen with ample wall and base units, worktops incorporating the electric hob with hood above and separate double oven. The utility room is fitted with further cabinets and sink unit, with additional access point to the gardens. The property further benefits from partial double glazing and solid fuel central heating.

Certain images have been virtually staged and digitally enhanced to illustrate the potential appearance of the property following a makeover. These images are for illustrative purposes only and do not represent the property's current presentation. The property is currently unfurnished, as shown in the photographs.

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the hob/double oven/ hood, fridge freezer and washing machine (the appliances shall be sold as seen, no warranty will be given).

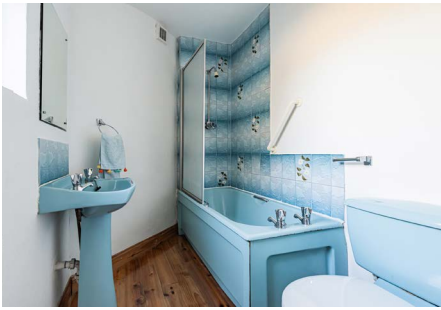
Externally

Occupying a sizeable plot, the property boasts a walled front garden with gated access leading into a charming courtyard. To the rear, extensive garden grounds enjoy a sunny south-westerly aspect and a high degree of privacy, providing an excellent opportunity for the discerning purchaser to create a truly individual outdoor space tailored to their own tastes. A substantial timber garage/outbuilding is situated within the garden, while private parking is available to the side of the property, with gated access leading through to the garage and garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.









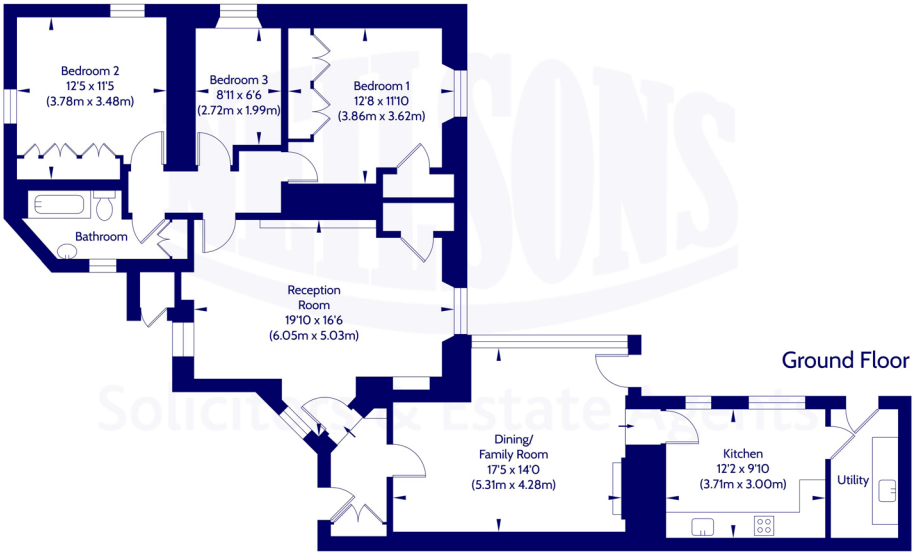
Location

Situated in the desirable coastal town of Musselburgh, East Lothian, and bordering the Royal Musselburgh Golf Club, the property enjoys an excellent location close to a wealth of leisure and recreational facilities, including Musselburgh Lagoons, Levenhall Links Leisure Park, Musselburgh Old Course Golf Club and the renowned Musselburgh Racecourse. A wide range of everyday amenities can be found nearby, while the neighbouring communities of Wallyford and Prestonpans provide excellent transport connections, including railway stations, Park and Ride facilities and regular bus services offering convenient commuting options to Edinburgh and the surrounding areas. The A1 is also easily accessible, linking to the city bypass and Scotland's wider motorway network. The area offers an excellent choice of schooling, including the prestigious Loretto School and a selection of highly regarded state schools. The property is also ideally positioned for those connected to Queen Margaret University.





Approx. Gross Internal Floor Area 118.87 Sq M / 1280 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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