

Forth Villa, 20 New Street

Musselburgh, EH21 6JP

VMH ESTATE AGENTS







Substantial Victorian home with sea views & period features

- Sitting room & family room
- Dining room & kitchen
- 3 double bedrooms
- Shower room & downstairs WC
- Self contained apartment
- Double bedroom & bathroom
- Front & rear gardens
- Driveway
- Sea views
- Gas central heating
- Partial double glazing

Offers Over:

£625,000

F D Freehold

Further information can be found in the home report.

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About the Property

Situated in a popular area of Musselburgh, this substantial Victorian semi-detached house offers an exciting opportunity to acquire a generously proportioned property with considerable potential. Enjoying sea views to the front, the property retains a number of attractive period features, including working window shutters and decorative cornicing. Requiring a degree of modernisation, it offers an excellent opportunity to create a superb family home.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, spacious sitting room, family room, separate dining room, kitchen and WC on the ground floor. The first floor offers three well-proportioned double bedrooms and a shower room.

Externally, the property benefits from a large rear garden providing excellent outdoor space, together with a private driveway to the front.







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Location

A particularly appealing feature is the self-contained apartment to the rear, which benefits from its own private entrance. Offering excellent flexibility, this could be utilised as additional accommodation for family members, a home office or even a base from which to operate a business.

Offering generous accommodation, charming period features, sea views and exciting potential, this is a rare opportunity to acquire a substantial home with versatile additional accommodation in a convenient Musselburgh

Extras

To include all fitted floor covering, carpets, curtains & blinds in addition to the white goods within the kitchen; range cooker, extractor hood, fridge, washing machine & dishwasher.















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Location

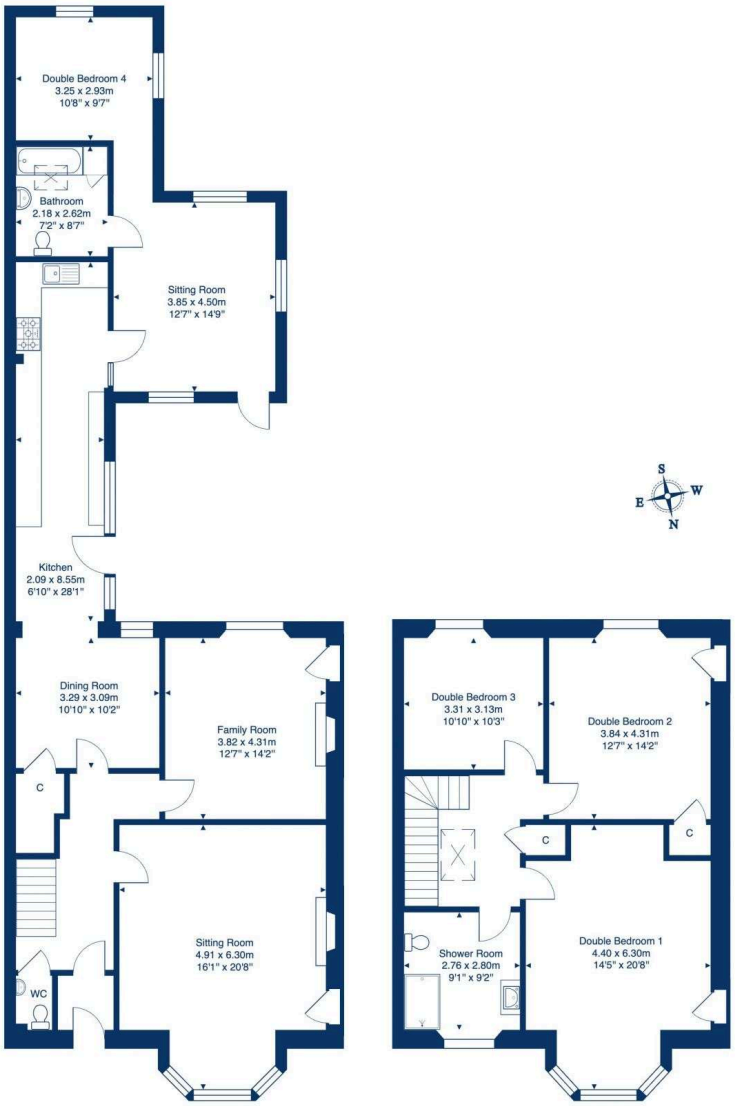
Located approximately six miles east of Edinburgh City Centre on the picturesque East Lothian coastline, Musselburgh offers an appealing blend of coastal charm and convenience. Its seafront promenade, quaint harbour and sandy beach provide an idyllic setting, while the bustling high street offers a variety of independent shops, local businesses and supermarkets. Further retail facilities can be found at nearby Fort Kinnaird.

Outdoor enthusiasts are well catered for, with scenic walks and cycle routes along the River Esk, sailing and water sports, and golf at historic Musselburgh Links, one of the oldest courses in the world. Other leisure attractions include Musselburgh Racecourse and The Brunton Theatre.

The town offers excellent schooling, including access to the prestigious Loretto School, together with regular bus and rail services to Edinburgh and East Lothian. The A1 and City Bypass are also easily accessible.

Floor Plan

20 New Street, Musselburgh, EH21 6JP



Ground Floor **First Floor**

Total Area: 199.9 m² ... 2152 ft²

All measurements are approximate and for display purposes only.

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