









Inveresk Estate, Inveresk, East Lothian, [EH21](#)





An elegant family home set within magnificent grounds in an exclusive development.

Nestled within the distinguished Inveresk Estate in East Lothian, 14 The Inveresk Estate is a stunning five-bedroom residence that complements contemporary sophistication with a countryside appeal.

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Offers Over £1,100,000
 Tenure Freehold
 Local Authority East Lothian Council
 Council Tax Band H





The property is enhanced by a sleek, modern extension featuring expansive glass windows and sliding doors, allowing for panoramic views of the lush, south-facing garden. This design floods the home with natural light and creates a fluid connection between indoor and outdoor spaces.

The ground floor presents a spacious and well-planned layout, including an inviting family room and dining area perfect for both entertaining and relaxed family gatherings.





Additional adaptable spaces, such as a cosy sitting room with log burning stove and a room that can serve as an office or gym, offer versatile options for diverse lifestyles. A practical utility room and WC complete this level.

Upstairs, the primary bedroom boasts its own dressing area and en suite bathroom, while a generously sized second bedroom also features an en suite. The remaining bedrooms are thoughtfully situated to suit family members or guests, with a large family bathroom and accessible attic space also located on this floor.

A highlight of this property is its sizable garage, designed to accommodate up to four vehicles, offering abundant storage solutions. To the rear, an extensive patio area provides an ideal setting for outdoor gatherings, complemented by the mature shrubs and trees surrounding the south-facing lawn, which adds a touch of privacy and beauty.

Offering a rare lifestyle opportunity, this home combines elegant living with the calm of country surroundings, just moments from Edinburgh's vibrant city life.

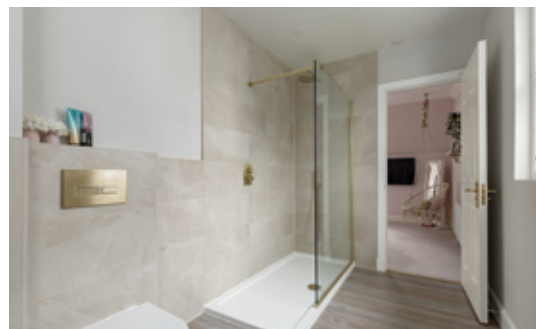
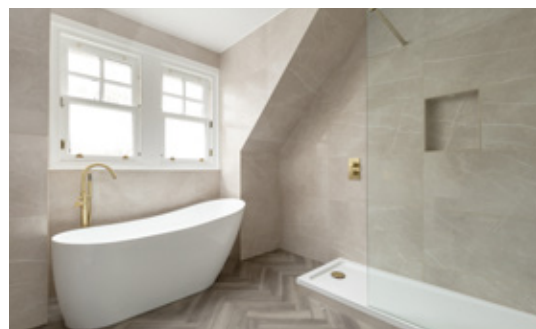
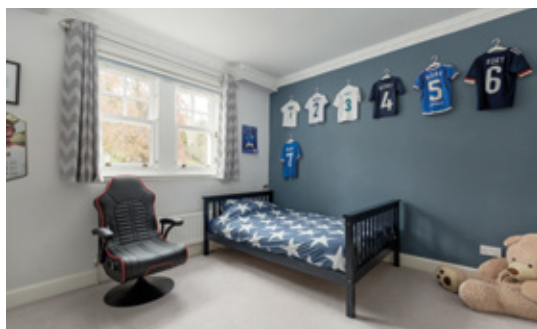
Features include:

- Gated development
- Five bedrooms
- Three reception rooms
- Three bathrooms
- Stylish interiors
- Mature private south facing garden
- Large garage
- Driveway with parking for several cars

Location

Inveresk Estate is located approximately six miles from Edinburgh on the outskirts of the historic Royal Burgh of Musselburgh. Musselburgh High Street has a mix of local shops and restaurants.

There is a variety of sporting and leisure amenities including the Musselburgh golf and race courses.



There are regular train services from Musselburgh which take just 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a new full Marks & Spencer store. Musselburgh provides schools in both the state and private sector whilst Loretto School affords day and boarding pupils.

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 motorway links provide easy access to the rest of the country.

Financial Guarantee/Anti Money Laundering

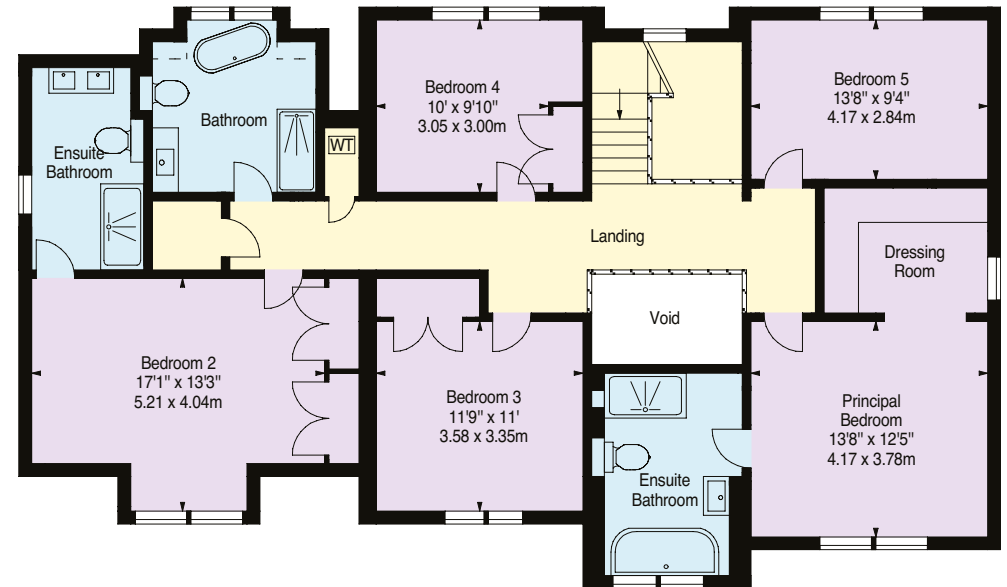
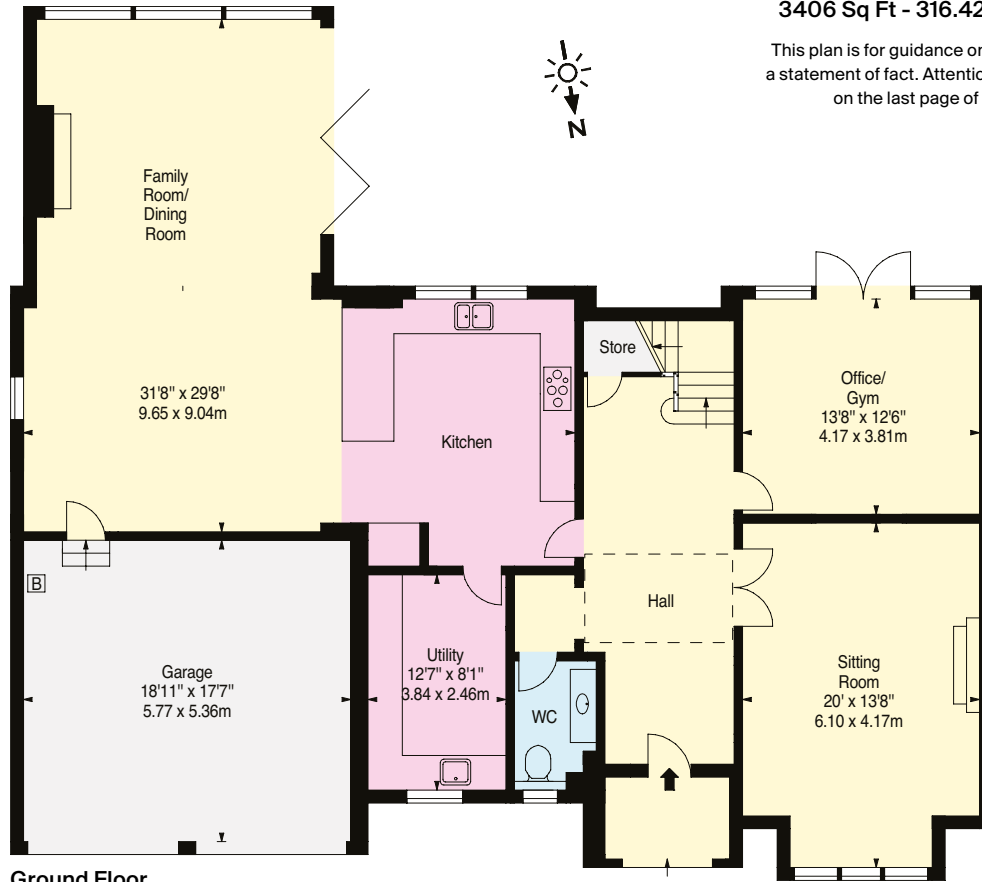
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**Approximate Gross Internal Floor Area
3406 Sq Ft - 316.42 Sq M (Including Garage)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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