



The Inveresk Estate, Musselburgh

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

Beautiful five bedroom home in the gated Inveresk Estate. The well-proportioned rooms, beautiful interior design, extensive and mature garden, double garage and close proximity to Edinburgh allow for a much sought-after balance of family living, entertaining, space and a rural ambience.



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Double

EPC

C

Offers Over

£1,050,000

Tenure

Freehold

Local Authority

East Lothian Council

Council Tax

Band H







The mirrored hall provides access to all the rooms on the ground floor. The kitchen, conservatory and sitting room all have doors onto the mature south-facing garden. The kitchen, lounge, dining room and WC complete the living areas. Every room is flooded with light and styled to perfection.

Upstairs, a stunning principal suite spans from the front of the property to the rear with built in wardrobes and an en suite with a free-standing bath. Bedroom two also boasts an en suite shower room. Three further double bedrooms and a family bathroom allow for generous sleeping quarters and a home office if needed. Each room upstairs benefits from the far-reaching aspect from every window.

A double garage can be accessed once through the private gates. The room above the garage can be accessed by wooden steps, this room is currently used as a gym.

Overall, this impressive property provides a delightful, spacious, well planned family home with a county feel lifestyle that is within close proximity to Edinburgh and East Lothian.





## Features

- Gated development
- Five bedrooms
- Four reception rooms
- Three bathrooms
- Stylish interiors
- Mature private garden
- Large double garage with gym
- 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**

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**2614 Sq Ft - 242.84 Sq M**  
**Garage & Gym: 686 Sq Ft - 63.73 Sq M**

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.



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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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