



76 Edenhall Crescent

Musselburgh, East Lothian, EH21 7JJ

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This three-bedroom mid-terrace house is a spacious and extended residence, which enjoys quality modern interiors and attractive decoration. It features a sociable open-plan reception area and fashionable kitchen, as well as two bathrooms and two low-maintenance gardens. Furthermore, the home has a quiet location at the end of a no-through road in Musselburgh, set directly beside Lewisvale Public Park, in easy reach of amenities, schools, transport links, and the beach.

Upon entering the property, you are greeted by a welcoming entrance hall that offers built-in storage before leading through to the reception room. Enjoying an open-plan footprint, the reception area combines a living and dining room with the kitchen, creating a sociable environment for everyday use. It is brightly illuminated by a large window and lovingly decorated in stylish contemporary tones – a look that is instantly inviting. A hardwood floor completes the aesthetic, whilst spacious proportions allow separate zones for both dining and lounge furniture. A broad open archway marks the kitchen area, which is generously appointed in Shaker-style cabinets and complementary worktops. It has a modern design, enhanced by mosaic splashbacks and undercabinet lighting, and it comes with an integrated gas hob and combi oven with microwave. A freestanding fridge/freezer, a dishwasher, and a washer/dryer are also included.

The principal bedroom completes the ground floor, providing a large space that extends out into the rear garden via French doors. Finished in a neutral hue and with a wood-effect floor, the principal bedroom has attractive styling and the luxury of a white-tiled en-suite shower room, which has a double walk-in rainfall shower.



Features

- Extended and spacious mid-terrace house
- Set by a public park in popular Musselburgh
- Modern interior design throughout
- Inspiring views over Lewisvale Public Park
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Modern, on-trend kitchen design
- Principal suite with rear garden access
- Two additional double bedrooms
- En-suite shower room with rainfall shower
- Family bathroom with overhead shower
- Well-maintained front and rear gardens
- Ample residents' parking bays to the rear
- Gas central heating and double glazing
- EPC Rating - C





“Open-plan kitchen/living/dining room,
a modern, on-trend kitchen design,
principal suite with rear garden access
and two additional double bedrooms”







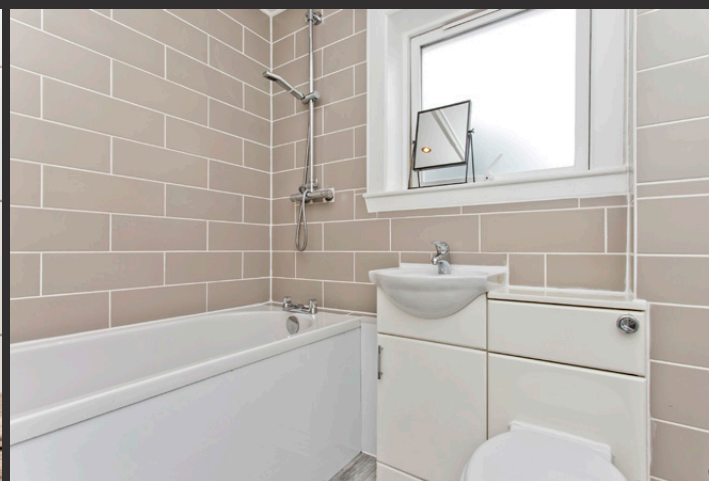
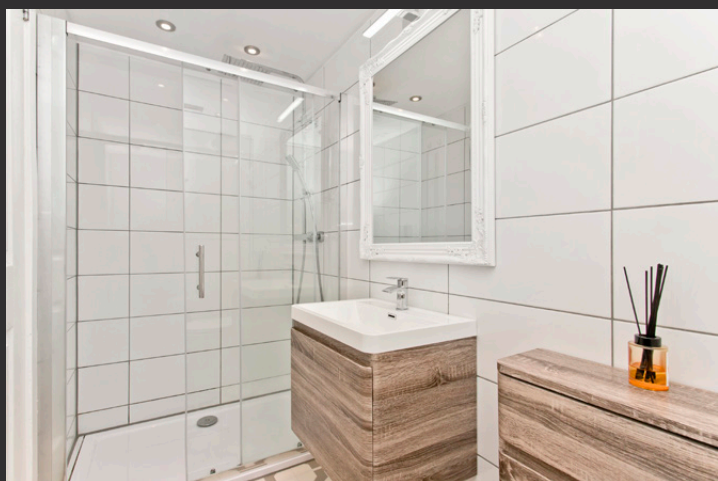
The two remaining double bedrooms are upstairs, both enjoying similar aesthetics to the principal suite, but with lively feature walls for added colour. The second bedroom also boasts built-in wardrobe storage and wonderful views over the local park. A modern family bathroom, with a Jacuzzi bath and overhead shower, completes the accommodation. Gas central heating, via a Nest boiler, and double glazing ensure year-round comfort.

Externally, the home has easy-to-maintain gardens to the front and fully-enclosed rear, providing delightful outdoor spaces for relaxing and socialising in the sun. The rear garden also has water and electricity points and direct access to a residents' parking bay, which provides ample parking spaces.

Extras: integrated appliances, a fridge/freezer, a dishwasher, a washer/dryer, and all furniture from bedroom 3 to be included in the sale. All downstairs bedroom furniture, window coverings, garden furniture, and hardwired light fixtures are available by negotiation.

Musselburgh, East Lothian

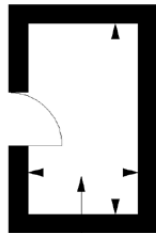
Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



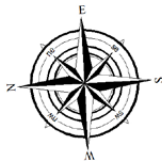


Floorplan

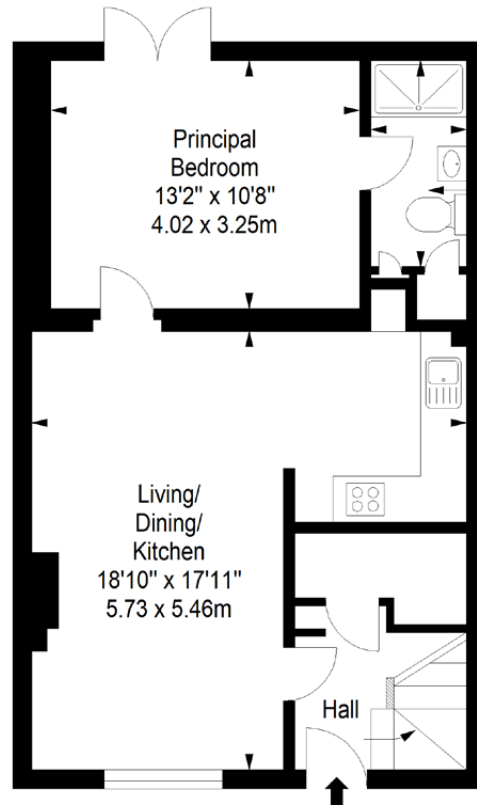
Shed
Approx. 3.6 sq. metres (38.8 sq. feet)



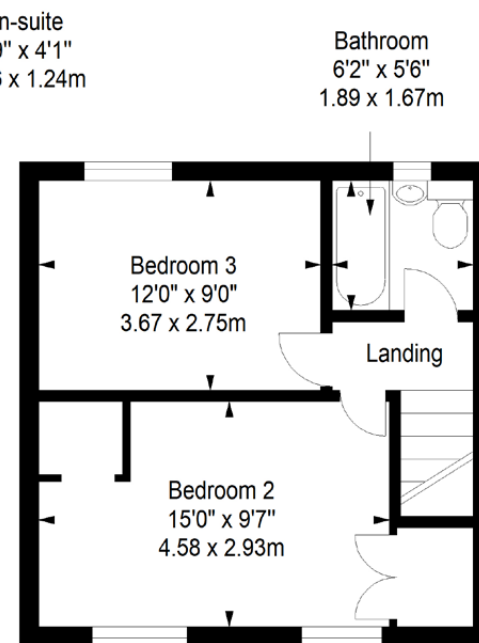
Shed
8'3" x 4'9"
2.51 x 1.44m



Ground Floor
Approx. 52.1 sq. metres (560.8 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 sq. feet)