



# 19

**19 GREENFIELD PARK  
MUSSELBURGH  
EAST LoTHIAN**

This exceptional Detached Villa forms part of a prestigious development situated on the outskirts of East Lothian's historic town of Musselburgh.

Reception hallway, downstairs shower room, formal lounge, family room, dining room, breakfasting room, large contemporary kitchen, four double bedrooms, master en-suite and fabulous principal bathroom.

Gas central heating and double glazing. Private gardens with sun terrace deck, mono block driveway and double integral garage.

**Offers Over £395,000**





#### GENERAL DESCRIPTION

This large detached family villa forms part of a prestigious modern development which is situated on the outskirts of East Lothian's much sought after and historic town of Musselburgh. Internally the property boasts a high standard of specification and offers spacious well presented accommodation which is principally formed over two levels. The unique and well planned layout comprises; a reception hallway with staircase to the upper floor and provides access to the majority of downstairs apartments as well as the shower room. The formal lounge is gained off the stairs half landing, has windows to the front and displays a feature fireplace. The dining room has windows overlooking the front garden and glass wall to the reception hall. The breakfasting room has internal sliding screens to the family room, has a window to the side and feature wall fish tank. The kitchen is partially open to the breakfast room and displays a stylish range of contemporary units with a number of high quality appliances included in the sale price. Doors lead through to the integral double garage and lead out on to the garden. The upper hall provides access to all four double bedrooms with the master benefiting from a stylish en-suite shower room. Also situated off the upper hall is the fabulous principal bathroom which displays a contemporary suite with wet room area. Internal viewing is strongly recommended to fully appreciate the overall spaciousness and fine attributes of this superb family home.

#### SITUATION

The historic town of Musselburgh is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks beyond. Musselburgh offers a comprehensive range of amenities including a variety of specialist shops, supermarkets, banking, building society and Post Office services. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities and a large Asda, are within a couple of miles of the property and are open seven days a week. Leisure pursuits are well catered for including sailing, fishing, Musselburgh Race Course and of course a variety of golf courses including the world famous Musselburgh Links Old Golf Course as well as the nearby Musselburgh Golf Course.





#### ACCOMMODATION

(All Sizes Approximate)

#### RECEPTION HALLWAY

The reception hallway provides access to the majority of downstairs rooms and has a staircase leading to the upper hall. Displays coving and an attractive slate tiled floor with mosaic inlays.

#### SHOWER ROOM

This fully tiled internal room features a white three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over. Displays coving and heated towel rail/radiator.

#### LOUNGE

21'3" x 16'10" 6.49m x 5.14m

Situated off the stair half landing this impressive public room has a large four part window to the front. The room displays decorative coving, wooden flooring and the focal point of the room is a feature marble fireplace.

#### DINING ROOM

13'10" x 9'9" 4.21m x 2.98m

This formal dining room has front facing windows overlooking the garden and feature glass wall to the reception hall.





#### **BREAKFAST ROOM**

**19'6" x 10'6" 5.93m x 3.21m**

This large bright room has a fixed window to the side and features internal sliding doors to the family room. This versatile room provides a great living space and is open to the kitchen. A notable feature of the room is a wall fish tank between the breakfast room and family room (which can be viewed on both sides). Displays decorative coving and attractive slate flooring which is continued through to the kitchen.

#### **KITCHEN**

**20'9" x 16'11" 6.32m x 5.16m**

This fabulous L shaped room is open to the breakfasting room and has windows to the side and rear. The room features a contemporary range of stylish kitchen units and moulded Corian worktop with matching splash back and inset brushed steel belfast sink with waste disposal unit. Included in the sale price and incorporated in to the design will be the induction electric hob, extractor hood, two separate electric fan assisted ovens with warming trays and dishwasher, all by Neff. Displays coving, attractive slate tiled floor and has doors to the garden and through to the integral garage.

#### **FAMILY ROOM**

**21'10" x 12'10" 6.67m x 3.94m**

This bright and attractive room has windows and Velux windows to the rear, as well as french doors with screen to either side overlooking and leading out on to the garden sun deck. The room is suitable for a variety of uses and displays the feature wall fish tank.

#### **UPPER HALL**

The upper hall provides access to all four bedrooms and the principal bathroom. Displays coving and hatch gives access to the partially floored attic via a ramsay ladder.





#### **BEDROOM 1**

**12'11" x 12'10" 3.93m x 3.90m**

The property's master bedroom has windows to the rear. The room features a recessed wardrobe area and door gives access to the master en-suite.

#### **MASTER EN-SUITE**

This bright room has a window to the front and features a stylish contemporary suite comprising; WC, wash hand basin set in to a vanity and larger style enclosed shower tray with additional fixed drench rose over. Displays a heated towel rail and is fully tiled.

#### **BEDROOM 2**

**11'0" x 10'3" 3.38m x 3.13m**

This double bedroom has a window to the rear and features built-in wardrobes with mirrored doors.

#### **BEDROOM 3**

**10'8" x 8'7" 3.21m x 2.63m**

This double bedroom has a window to the rear and features built-in wardrobes with mirrored doors.

#### **BEDROOM 4**

**9'6" x 8'0" 2.90m x 2.43m**

This double bedroom has a Velux window to the side and features built-in wardrobes with mirrored doors.

#### **BATHROOM**

**10'5" x 7'8" 3.20m x 2.34m**

This fabulous fully tiled bathroom has a window to the front and features a stylish designer suite comprising; WC, bidet, vanity unit with top wash hand basin, twin end bath and enclosed wet room area with additional drench rose over. Contemporary LED illuminated bathroom cabinet and heated towel rail.

#### **HEATING**

The property has a system of gas central heating.

#### **DOUBLE GLAZING**

The property is double glazed.

#### **ALARM**

The property is fitted with a burglar alarm.





**Ground Floor Plan**



**First Floor Plan**

Schematic Diagram only - Not to scale

**GARDENS**

To the front of the property the garden area is mainly lawn with mature planted areas. Paths give access to the side and rear and a double mono block driveway leads to the garage. To the rear the garden is fully enclosed and features a large decked sun terrace.

**DOUBLE GARAGE**

The property benefits from having a double integral garage. Lighting/power supplied and door leads through to a storage cupboard. Note: The garage presently incorporates an office with a window (the office can be removed if required).

**ENTRY**

By arrangement.

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600 or Client on 07944 341712.

**PRICE**

Offers Over £395,000.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.