



2b Hope Place, Musselburgh, East Lothian, EH21 7QE

Tastefully Presented and Spacious, Three-Bedroom, Detached Family Home

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Property Description

Tastefully presented and spacious, four-bedroom, detached family home, with gardens and a garage. Located in a highly desirable and rarely available cul-de-sac, adjacent to the race and golf courses of Musselburgh, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four flexible bedrooms, shower room and a family bathroom.

Highlights include a high-quality, fitted kitchen, with appliances, stylish bathroom suites, a balcony and extensive contemporary flooring. In addition, there is HIVE gas central heating, double glazing, a flexible living space, with bi-fold doors, and open leafy views to both aspects.

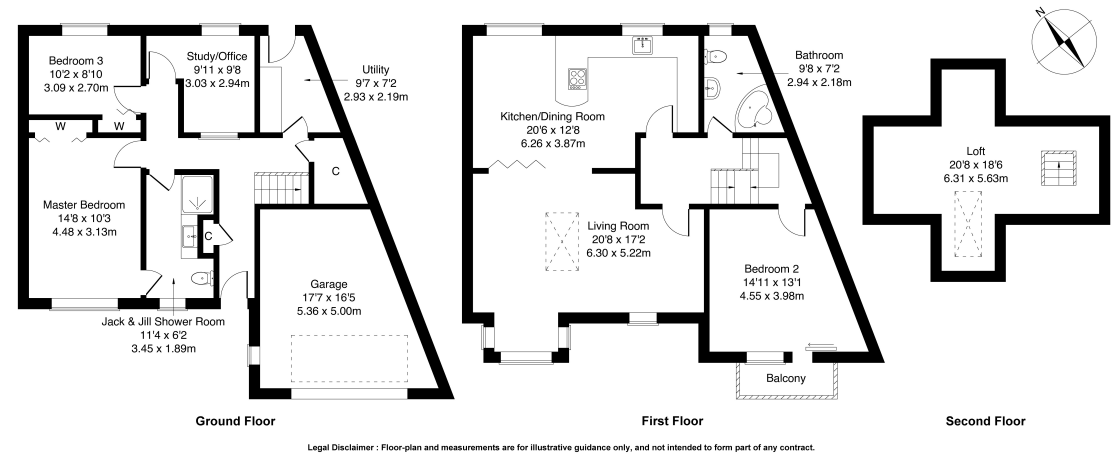
Excellent storage is provided by a garage, with power and light, as well as a floored, atrium-style, loft space with Velux windows.

An enclosed plot, incorporates a lawn, patios, a driveway and direct access to scenic open parkland.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring. A front-facing master bedroom enjoys built-in wardrobe storage and a spacious, en-suite shower room, with separate hall access. Set to the rear, a second bedroom also benefits from integrated wardrobe storage, whilst a further bedroom, currently utilised as a home office, offers flexibility and options for use. Completing the ground floor, a utility room houses cupboard storage, a washing machine and a dryer and provides access to the rear garden.

Upstairs, an impressively proportioned living room, with ample space for freestanding furniture, is extended by a box bay window and opens into a kitchen, via bi-folding doors. Enjoying open, countryside views, the kitchen provides space for a family-sized dining table and chairs and includes stylish, contemporary units and worktops and a breakfast bar. Appliances include an integrated induction hob, an eye-level double oven and an American-style fridge/freezer. The remaining bedroom opens onto a balcony, with pleasant leafy views whilst, completing the accommodation, a bathroom comprises a three-piece suite, including a corner bath, a shower-over-bath and tiled splash walls.

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2B Hope Place, Musselburgh EH21 7QE
Approximate Gross Internal Area: (1894 sq ft - 176 sq m.)



Area Description

Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.





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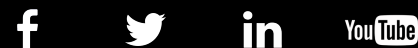
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