



## 12 Windsor Gardens, Musselburgh, East Lothian, EH21 7LP

Elegant & Rarely Available, Four-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Elegant and rarely available, this four-bedroom period mid-terrace home with original features, spacious interiors, and private gardens. This delightful cobblestone square with a central village green by Musselburgh Racecourse offers a tranquil setting with a true sense of community.

Comprises a vestibule, hallway, living room, dining room, kitchen, rear hall, utility room, five double bedrooms, a family bathroom, and a ground-floor WC.

This unique, stone-built period property offers generous room sizes, tall ceilings, and original varnished wood flooring. Retaining stunning period features, including fireplaces, mosaic flooring, and case and sash windows with working shutters, and a cupola.

With a flexible layout, further features include gas central heating and good storage provision, including built-in stores and bedroom wardrobes.

Externally, the property boasts a secluded rear garden with a patio, lawn, and shed, while the front garden frames this charming home perfectly.

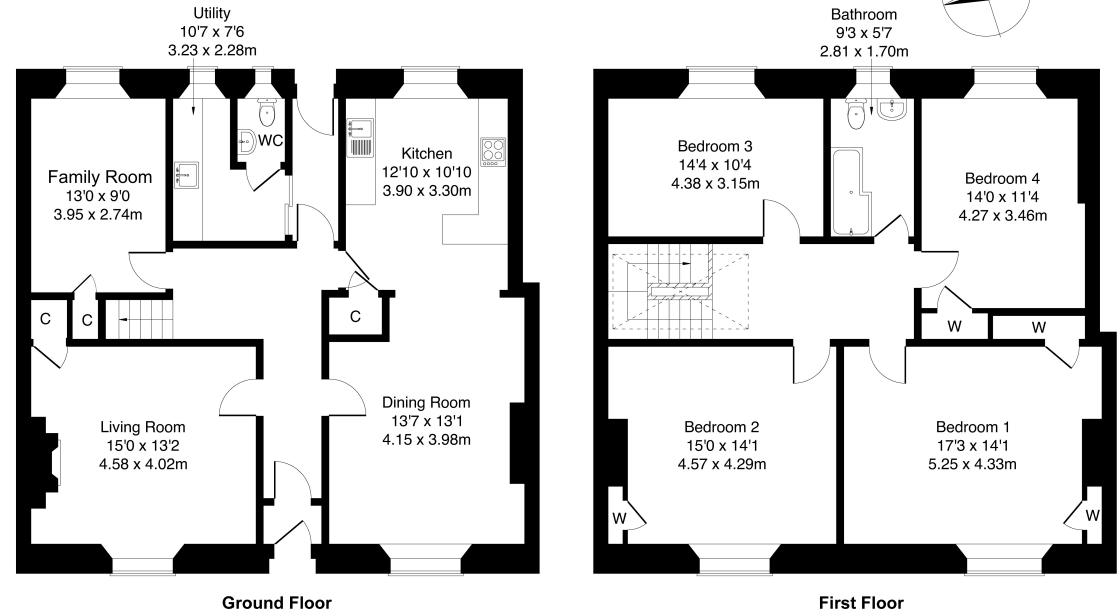
The entrance vestibule opens to a grand hallway with original wood flooring leading to two elegant reception rooms, both with cornice work, fireplaces and plenty of space for furniture. The front-facing lounge includes a charming box window seat, while the open-plan dining room and kitchen create a bright dual-aspect space. A stylish kitchen has wall and base units, stone effect worktops, a tiled surround, a sink, a breakfast bar, and a range cooker, with ample space for freestanding appliances. A rear hall affords access to a convenient WC and utility room, offering further storage. Currently used as a home office, a flexible family room completes the ground floor and could be used as a fifth bedroom.

Upstairs, four generously sized double bedrooms are complemented by carpeted flooring, light decor and built-in wardrobes for bedrooms one, two and four, and fireplaces for bedrooms one and four. Completing this charming property is a family-size bathroom with a contemporary three-piece suite, including a P-shaped bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1937 sq ft - 179 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.









# Area Description

Windsor Gardens is a quiet and exclusive address, tucked just off Linkfield Road in Musselburgh and adjacent to the racecourse. This delightful square surrounds a central village green, offering a tranquil setting with a true sense of community. The town boasts a diverse mix of local shops and well-known high street names, along with essential amenities such as banks, post offices, and a large supermarket in the town centre. Additional supermarkets can be found on the town's outskirts, providing even more choice for residents. Musselburgh is rich in leisure and cultural attractions, including a variety of restaurants, the Brunton Theatre, a public library, and a modern sports centre with a swimming pool. Outdoor enthusiasts will appreciate Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and picturesque riverside walks along the River Esk. Excellent transport links make Musselburgh ideal for commuters, with frequent bus routes running through the town and regular train services from the nearby station, offering easy access to Edinburgh's city centre.























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