

# 11 Windsor Park Drive

MUSSELBURGH, EAST LoTHIAN, EH21 7QJ



*STYLISH THREE-BEDROOM HOME OVER  
THREE LEVELS WITH DOUBLE DRIVEWAY*



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Set in a highly desirable location beside Musselburgh Racecourse, this beautifully presented three-bedroom home offers spacious accommodation over three levels and benefits from a private enclosed garden and double driveway.

The ground floor comprises a welcoming entrance leading into a bright and spacious lounge, alongside a well-appointed kitchen offering excellent storage and preparation space, ideal for everyday living and entertaining.

## The Property





On the first floor, there are two generously sized double bedrooms along with a contemporary family bathroom.







**Bedroom 2**







The top floor hosts an impressive principal bedroom suite, offering a particularly spacious retreat complete with its own WC.







Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: C

# Floor Plan



Externally, the property enjoys a double driveway to the front providing convenient off-street parking. To the rear is a separate enclosed garden which has been thoughtfully maintained and positioned to make the most of the sun, a true sun trap and perfect for outdoor dining or relaxing.







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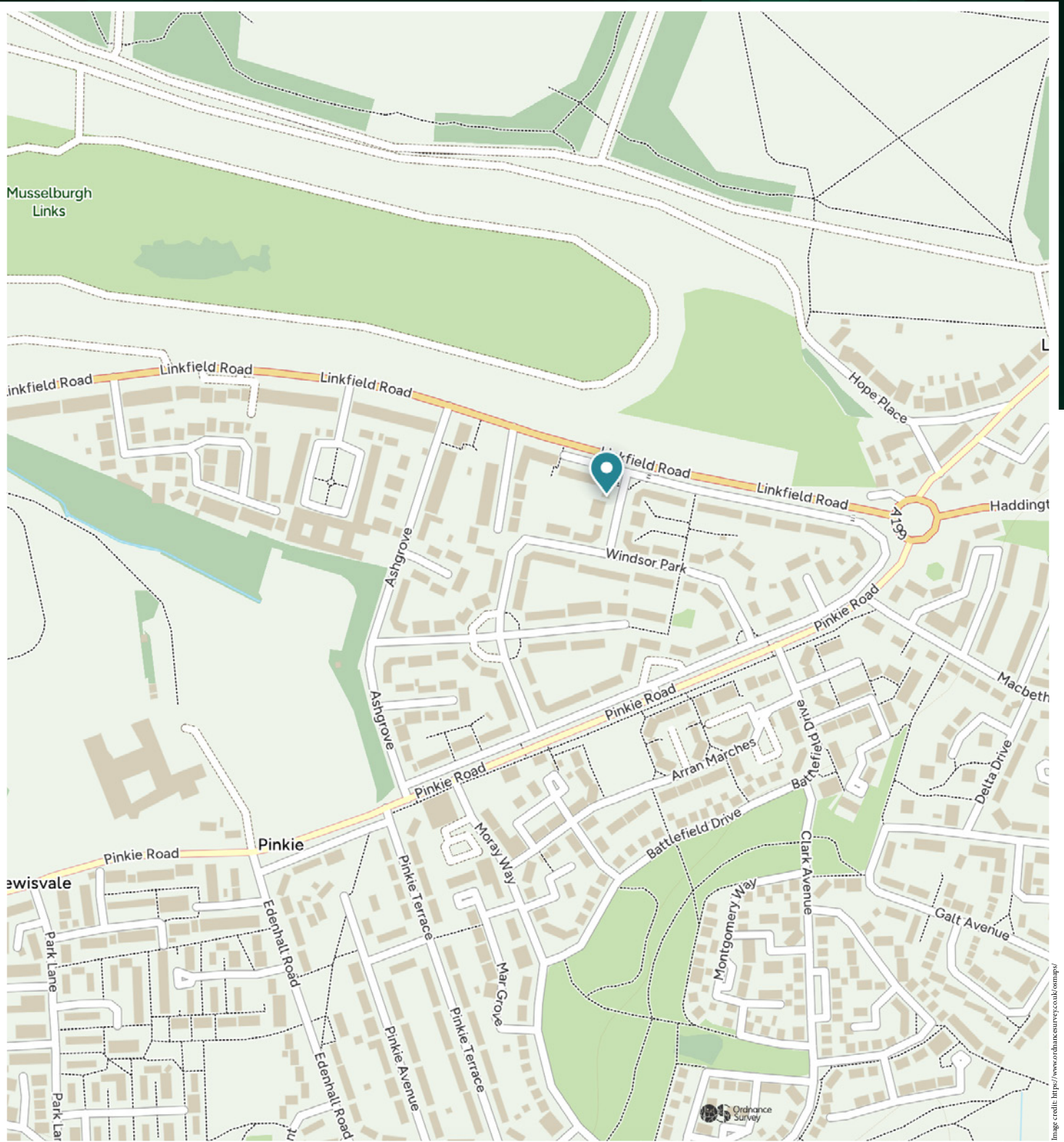
Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores.

Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Racecourse is right on your doorstep, as are the delightful open spaces of Levenhall Links.

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## The Location



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