

3 Shorthope Street

MUSSELBURGH, EH21 7DB



Tremendous, end-terrace five-bedroom villa, split over three levels, a stone's throw from the centre of town



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An excellent opportunity has arisen to acquire this highly desirable five-bedroom end-terrace villa, making for an ideal family home or house with business premises, while being well located within the East Lothian town of Musselburgh. Viewing this property is highly recommended. Very few of this style were built making it even more desirable.

ENTRANCE & KITCHEN



Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: Entrance hallway with an under-stair storage cupboard, guest toilet, and two spacious bedrooms. This is what makes this property truly unique as the bedrooms could easily be used as offices or consultation rooms, there is even a self-contained kitchen on this level; making it the perfect place to run a business or even let out.

LOWER BEDROOM (4)



LOWER BEDROOM (5)



First Floor: A bright and spacious lounge, as well as a fully fitted kitchen/diner which benefits from an electric oven, extractor hood and gas hob, along with a dishwasher and washing machine. The kitchen is the perfect place to entertain guests and has a lovely “flow” into the living space, very uncommon in modern properties.

THE LOUNGE



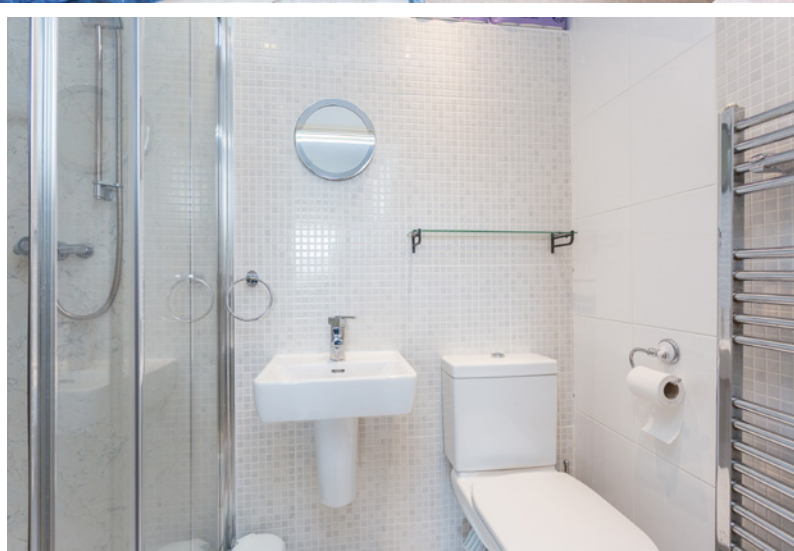
THE KITCHEN/DINER



Second Floor: There are two spacious double bedrooms, the master bedroom enjoys an en-suite shower room, and has lovely views across the town. There is also a three-piece suite located on this level which is beautiful and bright, and further benefits from being fully tiled.

Lastly, there is a fully floored loft which has an abundance of further space, this could be used as extended accommodation or even a balcony extension, which would make an incredible feature.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



This property also benefits from; gas central heating and double glazed windows and private patio grounds to the rear of the property. There is a parking bay to allow for secure off-street parking for one car and is so handy for the centre of town.

Early viewing is highly advised for a truly unique property that oozes modern living.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 4	3.30m (10'10") x 3.10m (10'2")
Bedroom 5	5.40m (17'9") x 3.10m (10'2")
Kitchen	2.30m (7'7") x 2.20m (7'3")
Shower Room	2.80m (9'2") x 1.00m (3'3")

First Floor

Lounge	5.50m (18'1") x 5.30m (17'5")
Kitchen/Diner	5.50m (18'1") x 4.20m (13'9")

Second Floor

Bedroom 1	3.90m (12'10") x 3.10m (10'2")
En-suite	2.10m (6'11") x 1.20m (3'11")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bedroom 3	2.90m (9'6") x 2.30m (7'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 156m²
EPC Rating: B



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately eight miles from the City Centre of Edinburgh and conveniently located on the shores of the Firth of Forth.





There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the City Centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

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