



8 Eskfield View  
MUSSELBURGH | EAST LoTHIAN | EH21 8FD

  
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solicitors & estate agents



## 8 Eskfield View

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Delightful three bedroom end terrace villa with sea views, commanding a quiet setting within a modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links to the City of Edinburgh. This fantastic home benefits from residents parking to the rear of the property and has been finished to a good standard throughout, and comprises: -

- Welcoming hallway with storage
- Good-sized WC
- Sitting room with lovely outlook and sea views
- Modern, high gloss fitted dining/kitchen with French doors giving direct access to the large and enclosed rear garden
- Master bedroom with sea views, fitted wardrobes, and en-suite with double shower cubicle and mains shower
- Further double bedroom and a small double bedroom
- Family bathroom with deep bath and stand alone shower
- Gas Central Heating
- Double glazing
- Fantastic storage options including partially floored attic
- Large enclosed rear garden
- Residents' parking

Included in the sale will be all blinds and integrated appliances.

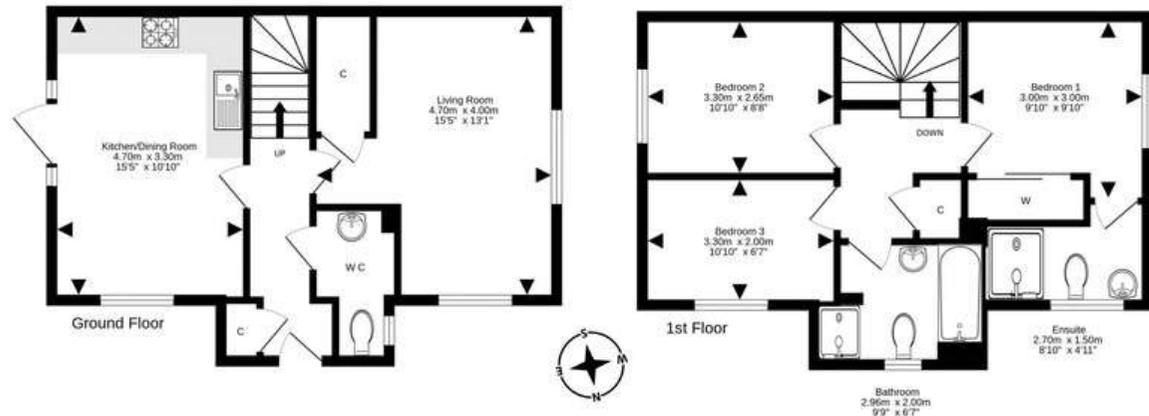
EPC rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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