



## DACHAIGH, MONKTONHALL, MUSSELBURGH, EAST LOTHIAN, EH21 6SA

OFFERS OVER  
£445,000

A fantastic, detached family home next to The Musselburgh Golf Course at Monktonhall. This bright and spacious house benefits from oak flooring, neutral décor, gas central heating and astragal style double glazing. There is off street parking and a garage to the front of the property, the enclosed rear garden extends to approximately 50m with open views over the golf course.

### ACCOMMODATION

Hall, living room / dining room / kitchen, master bedroom with en-suite shower room, 3 further double bedrooms, family room / double bedroom 5, utility room, shower room and family bathroom. Monoblock front driveway with parking and garage, enclosed rear garden with golf course views.

### VIEWING

Viewing by appointment with Purdie & Co. on 0131 346 7140.



**Purdie & Co**  
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Musselburgh, or "The Honest Toun" as it is known with affection, originally dates back to the 1st Century AD when a fort was built on the River Esk. Now a bustling town offering a wide range of amenities from boutique shops and cafes to banks and supermarkets, Musselburgh is a popular coastal town situated approximately 6 miles to the east of Edinburgh city centre. Public transport by way of regular bus services and a train station make commuting into Edinburgh, approximately 8 minutes to Edinburgh Waverly from the train station, an easy task on a daily basis. Schooling is well represented in both the public and private sector, with Musselburgh Grammar being one of the oldest grammar schools in Scotland. Leisure facilities include Musselburgh Racecourse, dinghy and yacht sailing through Fisherrow Yacht Club, fishing, a sports centre with swimming pool and a variety of golf courses. Fort Kinnaird Retail Park is situated nearby with access to over 70 shops, cafes and restaurants in addition to an Odeon cinema.

#### HALL

A welcoming hall with timber floor, down lighters, radiator and under stairs storage cupboard.

#### LIVING ROOM / DINING ROOM / OPEN PLAN KITCHEN

A large and bright room with patio doors opening onto the rear garden. A multi fuel stove provides a nice focal point to the room, with plenty of natural light provided by the dual aspect windows and the cupola. Oak flooring, radiator and down lighters.

The beautiful fitted kitchen features granite worktops incorporating a double Belfast style sink and a central island. The Smeg range style cooker with six ring gas hob, integrated Bosch dishwasher, integrated wine fridge and American style fridge freezer are all included in the sale. Oak flooring, wall mounted and floor standing units, tiled splashback, pendant lights and down lighters.





The dual aspect dining area also features a combination of pendant lights and down lighters, contemporary radiator, oak flooring and a dual aspect.

#### UTILITY ROOM

Tiled floor, timber worktop incorporating a Belfast sink, wall mounted and floor standing units, tumble dryer and washing machine. Door providing access to a patio at the side of the property.

#### FAMILY ROOM / BEDROOM 5

With views to the front of the property. Oak flooring, pendant light, radiator and shelved cupboard.

#### DOUBLE BEDROOM 4

A well-proportioned guest bedroom with oak flooring, pendant light and radiator.

#### SHOWER ROOM

A generously proportioned shower room with a three piece suit comprising WC, wash hand basin and shower with deluge head. Heated towel rail, tiled floor, down lighters and bathroom cabinet.

An oak staircase rises to a first floor landing with shelved cupboard and sun tunnels providing natural light. Down lighters and oak flooring.

#### MASTER BEDROOM

A large master bedroom with views to the rear of the property. Fitted carpet, down lighters, chandelier style light fitting, radiator and walk-in wardrobe with shelf and hanging storage. A Ramsay style ladder provides access to a large floored loft space with plumbing, power and light.

#### EN-SUITE SHOWER ROOM

Featuring a three piece suite comprising WC, wash hand basin and shower with deluge head. Heated towel rail, tiled floor, down lighters and bathroom cabinet.

#### DOUBLE BEDROOM 2

Fitted carpet, pendant light and down lighters, radiator and cupboard providing hanging and shelf storage.

#### DOUBLE BEDROOM 3

Fitted carpet, pendant light, radiator and built in wardrobes providing shelf and hanging storage.

#### FAMILY BATHROOM

A large bathroom featuring a four piece suite comprising WS, wash hand basin, shower cubicle and free standing bath. Tiled floor, heated towel rail down lighters and tiled splashback.

#### OUTSIDE

To the front of the property is a monoblock driveway and single garage with electric door, water tap, power and light. There is further off street parking to the side of the property.

To the rear of the property is a generously sized garden extending to approximately 50 metres. Laid to lawn with two gravelled sitting areas, the lawn has a pleasant outlook over Musselburgh Golf Course.

#### VIEWING

Park in the Golf Course car park just to the south of the property, it is council owned so available to all.

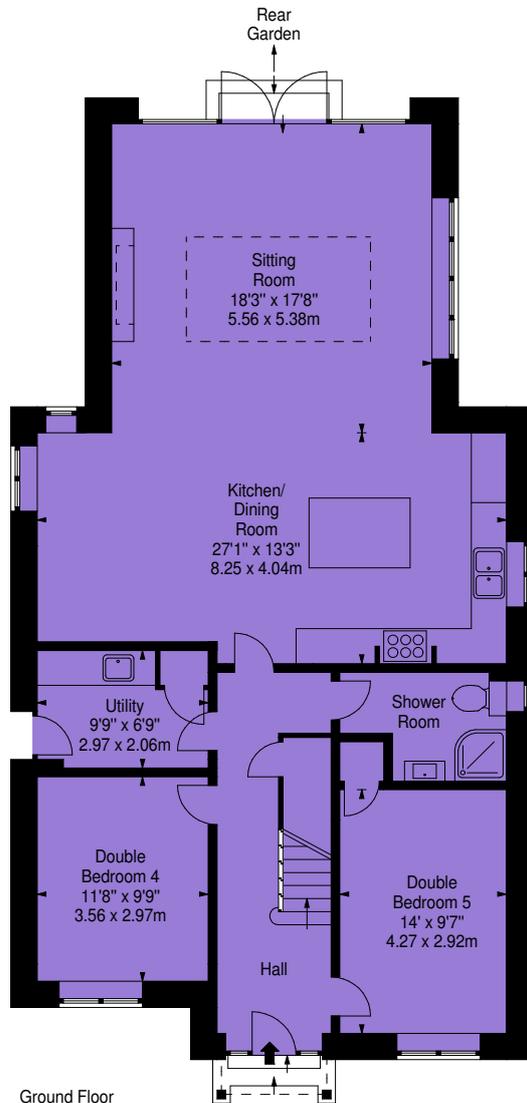
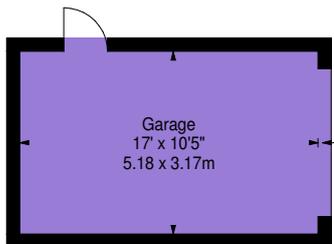




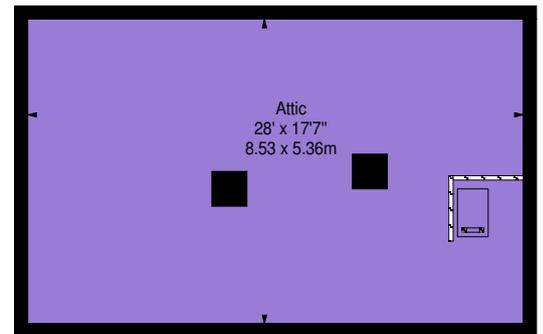
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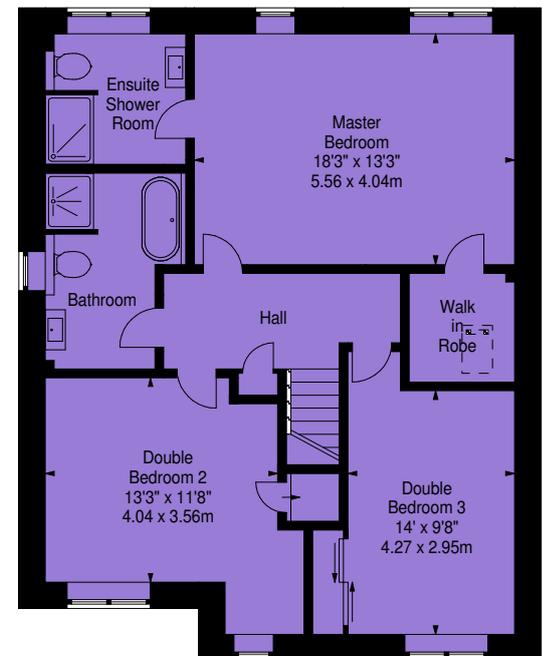
Approx. Gross Internal Area  
2608 Sq Ft - 242.28 Sq M  
Garage  
Approx. Gross Internal Area  
179 Sq Ft - 16.63 Sq M  
For identification only. Not to scale.  
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Ground Floor



Attic



First Floor

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.