

COULTERS<sup>©</sup>

# 2 WEDDERBURN COURT

INVERESK, EH21 7TU

 5 BED  3 BATH  4 PUBLIC



## TAKE A LOOK INSIDE

Stylish contemporary home with an appealing and flexible layout, generous rooms with high ceilings and an open outlook. This property provides a rarely available opportunity to secure a residence in a sought after exclusive area.

This modern home is arranged over three floors and benefits from double glazing and gas central heating.

The property benefits from a driveway and large garage providing ample parking. There is a large terrace to the front maximising the open views which is accessed from the dining room and sitting room. The mature garden to the rear will further add to the appeal and provides a sheltered space to sit.

## KEY FEATURES

 Impressive detached house with open outlook

 Mature sheltered garden and large terrace

 Exclusive development in highly desirable area

 Five bedrooms, two with en suites

 Driveway and double garage

 Close to amenities with links to Edinburgh and the coast





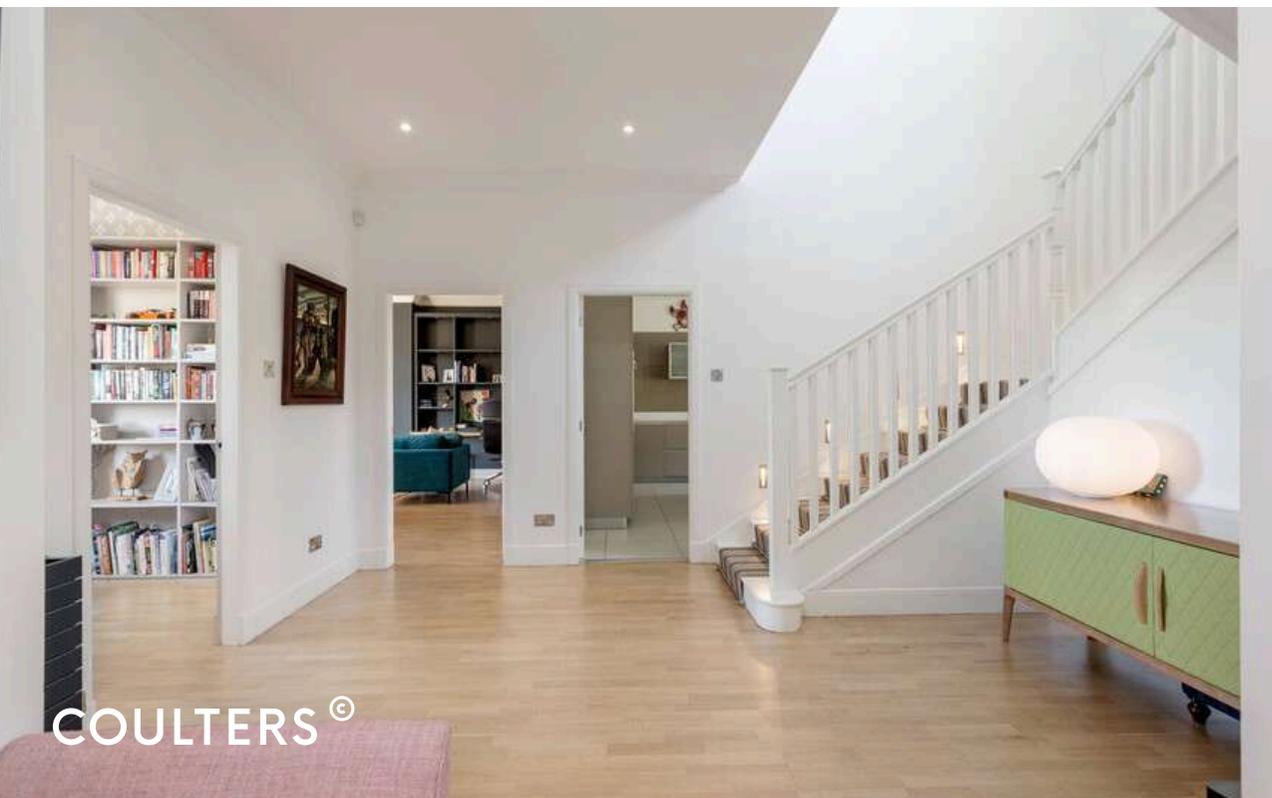
## MORE INFORMATION

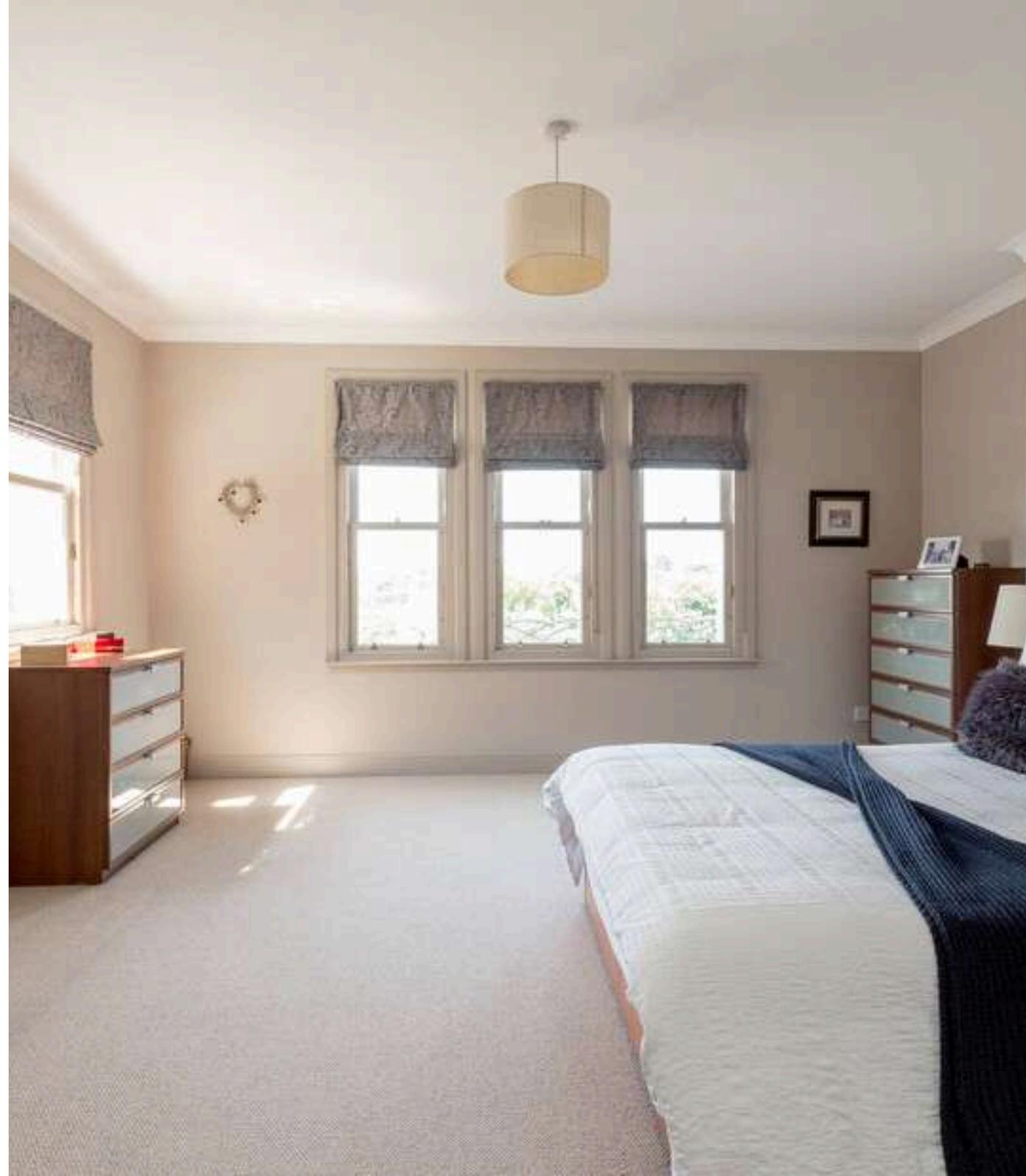
This extensive and well planned property comprises; a large garage with work out room, shower and sauna off; generous and welcoming hallway, sitting room with wood burning stove and open outlook, dining room, study, charming garden/family room opening into the garden and a contemporary kitchen/breakfast room with quality units and excellent storage, a utility room and cloakroom with WC complete the living accommodation. Five bedrooms, two of which have ensuites and a family bathroom.

### Extras

All integrated appliances, curtains, blinds and light fittings are included in the sale. Some items of furniture may be available by separate negotiation.

There is a Residents Association and the annual fees are approximately £140.







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## THE LOCAL AREA

Inveresk is a beautiful conservation village approximately 7 miles from the heart of Edinburgh, the location is popular with commuters and there are regular train services from Musselburgh which take approximately 8 minutes to Edinburgh.

Situated close to the historic town of Musselburgh and Fort Kinnaird Retail Park providing an excellent selection of shops, restaurants and independent retailers. The village also benefits from wonderful greenspaces and is extremely well connected to the rest of the stunning East Lothian Coast so it truly does enjoy the best of both worlds.

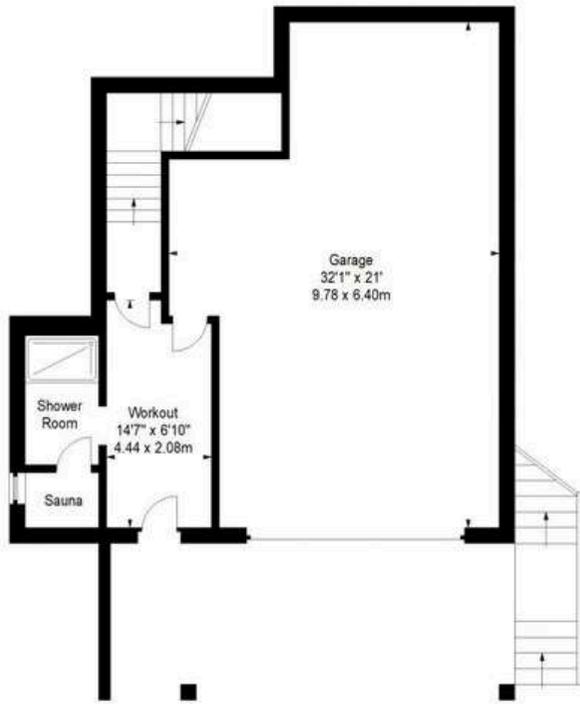
There are a variety of sporting and leisure amenities including Musselburgh Golf Course and Race Course.

Local gyms and fitness classes, as well as a sports centre with a swimming pool. Open spaces and countryside in and around Inveresk provide no shortage of routes for walking, cycling, running, exercising dogs, and enjoying the great outdoors, whilst the beach is a short drive away. There are good local primary and secondary schooling and the renowned Loretto independent school is easily accessible, with further private education choices readily available in Edinburgh and Haddington .

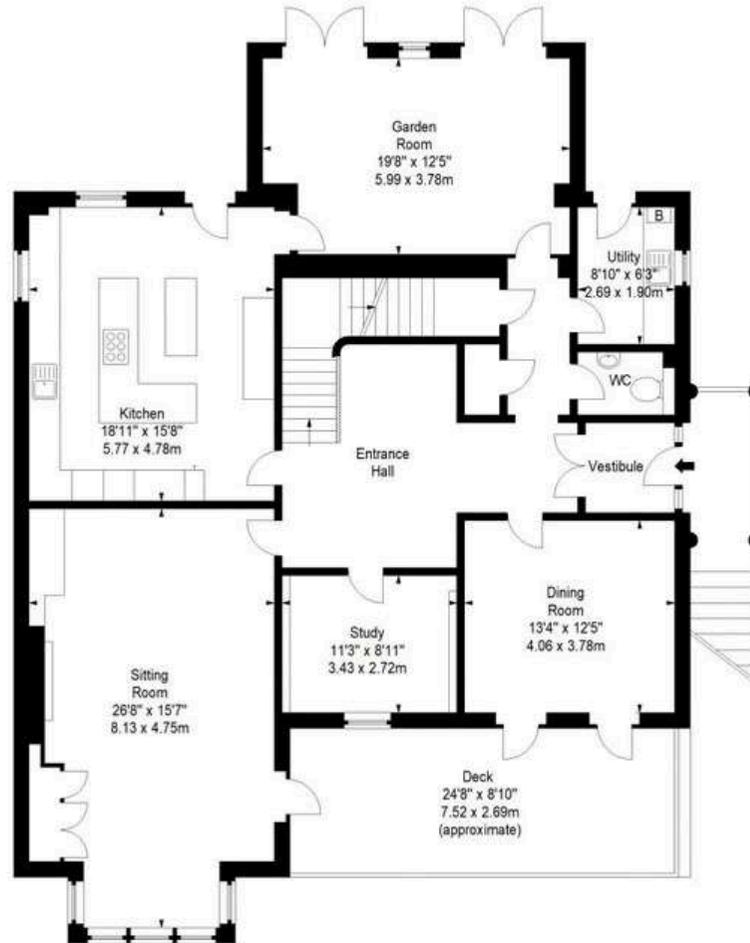
Travelling around the county, into the city, and further afield couldn't be easier. The proximity of the City Bypass and the A1 provides fast and easy access to Edinburgh International Airport.

In summary, Inveresk's appeal is a combination of historical architecture, natural beauty, community spirit and the balance it strikes between a peaceful

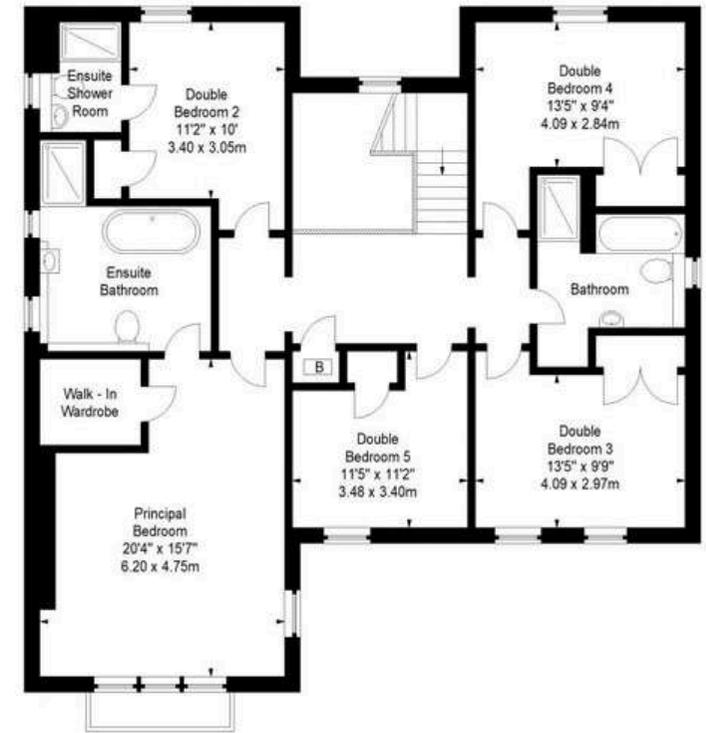
Approx. Gross Internal Area  
 3994 Sq Ft - 371.04 Sq M  
 (Including Garage)  
 For identification only. Not to scale.  
 © SquareFoot 2023



Lower Ground Floor



Raised Ground Floor



First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.