

# 10 Springfield Steading

CARBERRY, MUSSELBURGH, EAST LOTHIAN, EH21 8PF



*Beautiful four-bedroom semi-detached house that forms part of a small modern development just south of Inveresk*



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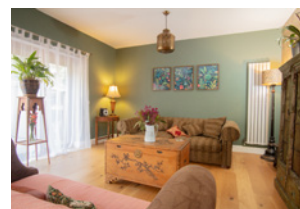
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McEwan Fraser is delighted to present Maple Cottage, a four-bedroom semi-detached house that forms part of a small modern development just south of Inveresk. The property was built in 2017 and is presented to the market in excellent condition. This property has an enviable position in the development with a large corner garden that backs onto surrounding woodland.

# THE LIVING ROOM



Internal accommodation is focused on a beautiful living room that has a bi-fold door opening into the garden. With a well-landscaped garden, this layout helps create a free-flowing entertaining space in the summer months. The living room has plenty of space for a large suite and supporting furniture, meaning a new owner will have plenty of flexibility to create their ideal entertaining space.



# THE KITCHEN/DINER



There is a superb dining kitchen which includes a full range of contemporary base and wall-mounted units that are topped with wooden work surfaces and set against a tiled splashback. There is a range of quality integrated appliances and plenty of prep and storage space for the aspiring chef. Accommodation on the ground floor also includes a beautiful contemporary shower room.





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the main bathroom, and a large loft space for additional storage. Bedroom one is a well-proportioned dual-aspect double bedroom that has a large integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedrooms two and three are further double bedrooms that also enjoy integrated wardrobes. Bedroom four is a large single that would make for an ideal nursery or a home office. The bathroom is partially tiled and has a three-piece white suite.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

## THE BATHROOM





# BEDROOMS 1 & 2





# BEDROOMS 3 & 4





Externally, the property has a driveway that can accommodate several vehicles, and there is additional visitor parking in the development. The extensive rear garden has been well landscaped and there are a variety of areas to sit and relax, including a large patio.

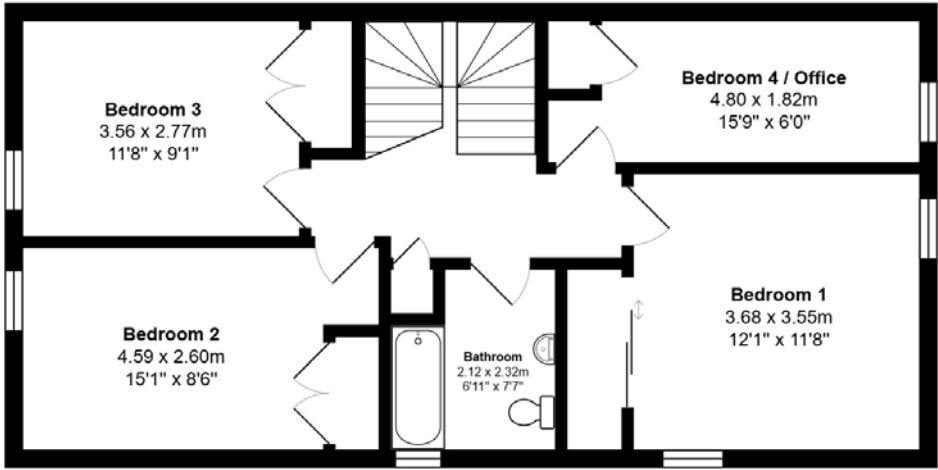
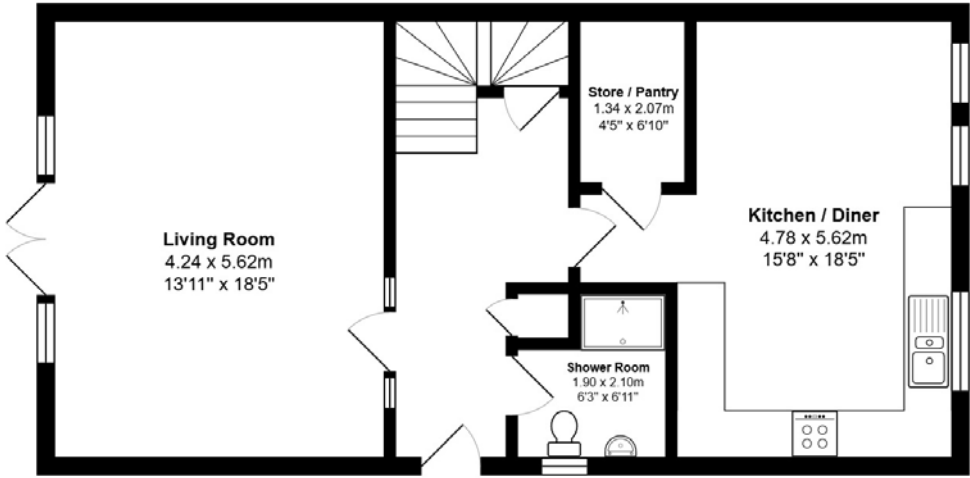
This is a superb house and a viewing will be essential to fully appreciate all it can offer.

# EXTERNALS



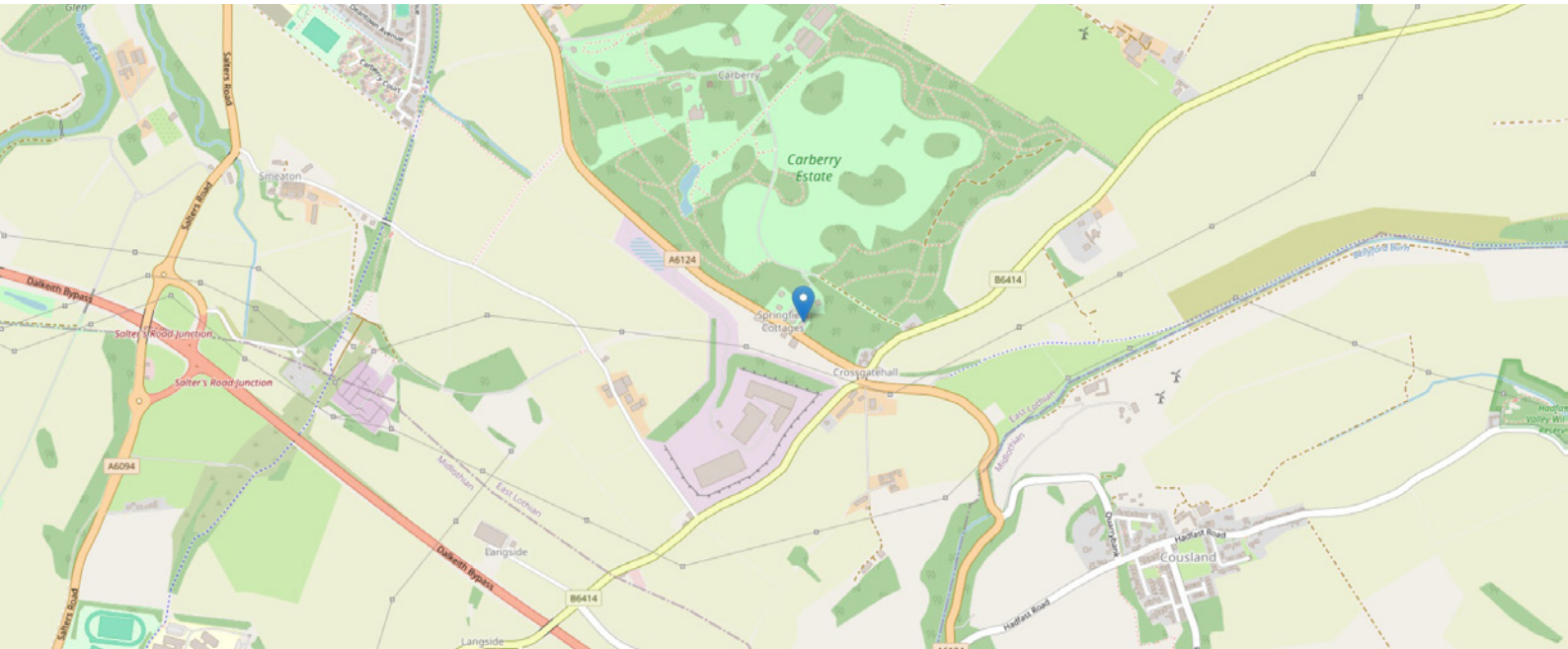


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Carberry is a charming and historic country estate (the site for royals from the capture of Mary Queen of Scots to visits by Queen Victoria and Queen Elizabeth). It is packed with delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. It is very close to the charming conservation village of Inveresk on the outskirts of the historic Royal Burgh of Musselburgh.







Musselburgh itself offers a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses. Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants. Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.



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