

# 3

## Smeaton Grove Inveresk



- Generous Proportions
- Hall
- Livingroom
- Family Kitchen
- Utility Room
- Formal Diningroom
- Study/Home Office
- Cloakroom
- Formal Sittingroom
- 3 Double Bedroom 1 en suite
- Master Bedroom Suite, including dressing area and Shower/WC en suite
- 1 Single Bedroom
- 2 Large Family Bathrooms
- Double Garage
- Private Garden
- Gas central heating
- Full triple glazing
- EPC – B

**SA  
&  
T**

**Sturrock, Armstrong & Thomson**



“Exceptional new  
5/6 Bedroom home  
with detached  
double garage”



The property is a substantial new detached villa offering exceptional space for Family Living, set in an attractive walled garden with surrounding mature trees.

The accommodation, on two principal, plus attic, floors, extends to some 3332 square feet (309.7 square metres). Ceiling heights are a generous 2.75 metres on the ground floor and 2.4 metres on the upper levels.

A Vestibule/Lobby leads us to a Hall with two useful storage cupboards. On the ground floor, an exceptionally large Livingroom/fitted Kitchen comes complete with full range of appliances. It provides ample room for everyday informal Family meals, plus a breakfast bar and fold-aside doors to the rear garden. Off the Kitchen is a good-sized Utility Room. This is complemented by a Formal Diningroom, Study/Home Office and Cloakroom.

The Kitchen is supplied with a Luca touch control hob, electric oven, microwave oven, integrated fridge and freezer, wine cooler, and dishwasher. The kitchen and appliances have been designed and sourced by Award-Winning Napier Interiors, who have also specified all Bathroom design and fittings. Early purchasers will have a choice of kitchen doors and worktops and tiling in both the Kitchen and Bath/Shower/WCs.

On the first floor, accessed by a sophisticated curved corners landing, is found a Lounge, Guest Bedroom with fitted wardrobe and; of particular note, an elegant and spacious Master Bedroom Suite comprising a generous Bedroom opening to a fine Dressingroom with extensive fitted wardrobes thence a 3 piece Shower/WC en suite. There is also a sophisticated Family Bathroom.

On the Attic Floor with characterful coombed ceilings, we find a second bathroom, and Bedrooms 3 and 4, one of which has an en suite. There is an additional Study/Bedroom 5 also on this level.

A combination of efficient gas-fired central heating, full triple glazing and the latest standards of thermal insulation combine to ensure year-round affordable comfort.

In all, this is a conspicuously well-planned Family Home with room sizes and ceiling heights reminiscent of a more gracious age. Combined with the best contemporary fixtures and fittings it is ideal for easy living in a high-amenity conservation village close to a wide range of life-enhancing amenities.

### Location

Inveresk is a prestigious Conservation Village which comprises mainly large 18th century mansions and Victorian family homes and is situated only 6 miles east of Edinburgh City Centre. It is reputed to have been continuously occupied since the establishment of the original Roman settlement. Within the village is a historic National Trust property with garden, Georgian church and the upper part of Lewisvale Park. There is also access to lovely walks along the River Esk.

Musselburgh which lies approximately 1 mile to the north has an excellent range of shops including a 24 hour Tesco and two budget supermarkets, Clark's famous fishmongers, a wine merchant and an organic fruit/vegetable shop. There are two leisure centres, each with swimming pool, sailing from the harbour, the racecourse, Brunton Hall theatre and a good variety of restaurants. A little to the south-east lies the Fort Kinnaird Retail Park with various outlets including Marks and Spencer, Boots, Monsoon etc. and a nearby Asda supermarket.

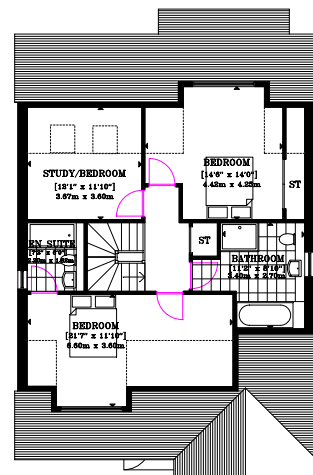
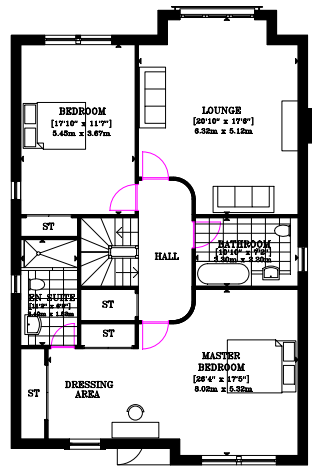
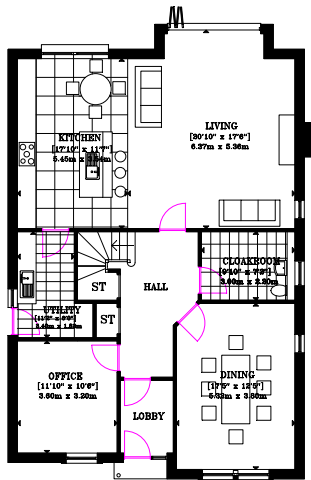
Education is well-served with Loretto School in Musselburgh and all of Edinburgh's prestigious private schools easily accessible. Queen Margaret University is very close to hand.

There is a choice of rail transport giving rapid journey times to Edinburgh Waverley. Wallyford, approximately 1 mile to the east provides a popular park and ride with a 12 minute trip, whilst Musselburgh affords only an 8 minute trip. Regular bus services take you to and from Edinburgh City Centre serving many parts of Lothian and beyond.

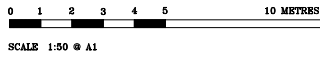
Road access to town is straightforward. A very short drive south takes you to the A1 (Musselburgh), Bypass connecting with the Sheriffhall roundabout (A7, A68) then onto the City Bypass, Gyle shopping centre/Business Park, the Airport and Central Scottish Motorway Network.



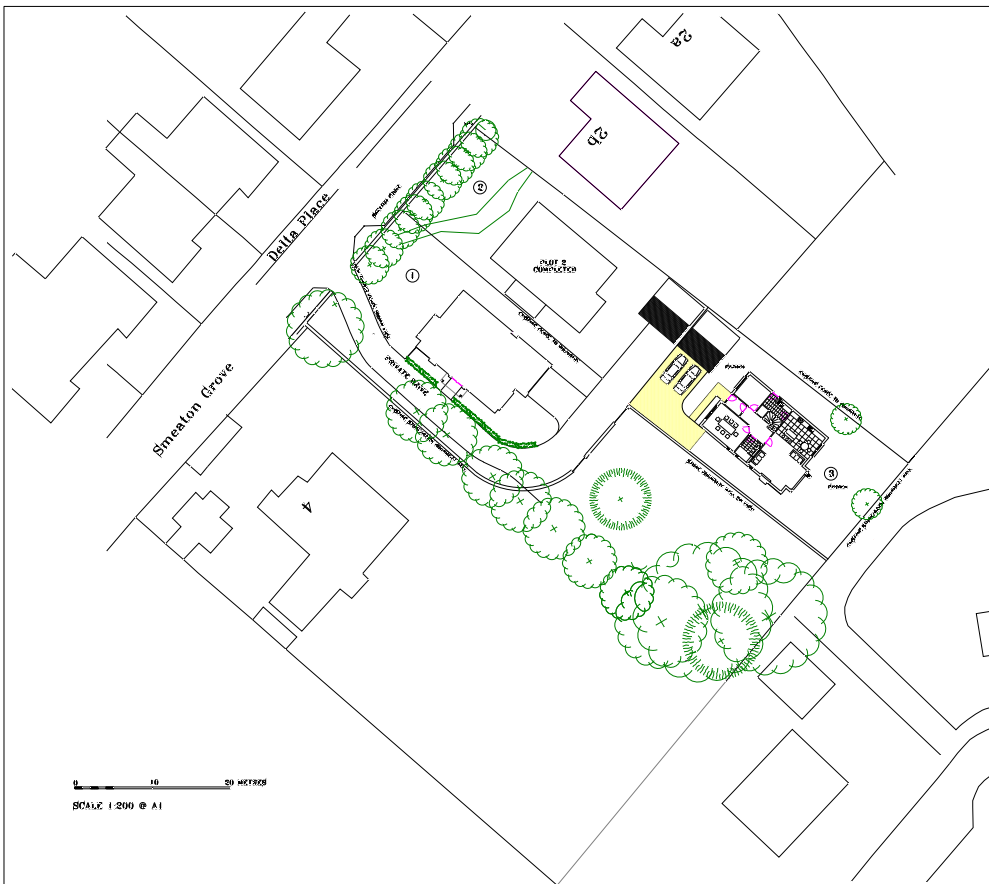




Approx. Gross Internal Area  
3308 Sq Ft - 307.43 Sq M



Timber Bush Associates architects designers
28 Marjorie Street Leith Edinburgh EH6 6JH
SINZATON PARK LTD
PROPOSED DEVELOPMENT AT SINZATON GROVE BIVOUAC HORSE TYPE B.
DATE 1:50 11.05.15 BY 14.02 8.02



Timber Bush Associates architects designers
28 Marjorie Street Leith Edinburgh EH6 6JH
SINZATON PARK LTD
PROPOSED DEVELOPMENT AT SINZATON GROVE BIVOUAC SITE PLAN
DATE 1:200 05.05.15 BY 14.02 8.01

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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