



7 Mountjoy Court,
Musselburgh, East Lothian, EH21 6JB

CALL US ON 0131 447 4747



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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with storage.
- Reception hall with cloakroom/WC off.
- Attractive and generously proportioned living room with box bay window.
- Superb dining kitchen with integrated appliances.
- French doors to conservatory.
- Conservatory with access to rear & extensive garden area at side.
- Upper landing with study area.
- Sitting room/ further bedroom with access to balcony via French doors.
- Good sized master bedroom with walk-in wardrobe & ensuite shower room.
- Views to Loretto Playing Fields at rear.
- Top floor landing with access to storage & attic.
- Further double bedroom with ensuite shower room & walk-in wardrobe.
- Double bedroom 3 with fitted storage.
- Bedroom 4 with storage.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Two allocated parking spaces to front.
- Gated entrance providing access to driveway with off street parking for three cars.
- Extensive garden areas to side & rear.
- Unrestricted on street parking on Mountjoy Terrace.

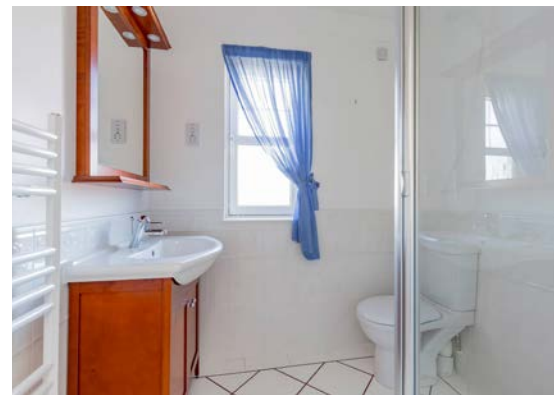
GENERAL DESCRIPTION

A fabulous end terrace townhouse forming part of an exclusive small development in the sought after coastal town of Musselburgh in East Lothian. The property is quietly situated in a small row of similar homes within easy reach of the beach and promenade where stunning views across the Firth of Forth to Fife and Arthur's Seat can be enjoyed. To the rear there are views over Loretto School Playing Fields. The property would make an ideal family home in a fantastic location.

RESIDENCE ASSOCIATION

There is a residence association in place for the maintenance of the communal areas within the exclusive development which has a charge of £25 per calendar month.





LOCATION

Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian. Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short distance of the property, and Fort Kinnaird Retail Park is in easy reach. Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, MICRO-WAVE, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND DISHWASHER. THERE ARE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED, GARDEN STORAGE UNIT AND CABINET WITHIN THE SITTING ROOM ON THE FIRST FLOOR WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



COUNCIL TAX BAND G.

TRAIN STATION APPROXIMATELY 1.8 MILES TO MUSSELBURGH TRAIN STATION.

AIRPORT APPROXIMATELY 19 MILES TO EDINBURGH AIRPORT.

BUSES WITHIN 500 METRES.



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Approx. Gross Internal Area
2195 Sq Ft - 203.92 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.