



**101 Millhill**  
**MUSSELBURGH, EH21 7RP**

**A**



# "This two-bedroom mid-terraced house offers spacious accommodation in a delightful setting"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- FLOORED ATTIC
- GAS CENTRAL HEATING
- TRIPLE GLAZING
- PRIVATE GARDEN
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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### LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



### DESCRIPTION

Situated in an established, cul-de-sac development overlooking the River Esk, this two-bedroom mid-terraced house offers spacious accommodation in a delightful setting. Just a short walk from the extensive amenities of Musselburgh High Street, this home is presented to the market in exceptional order, making early viewing essential. The accommodation comprises: hallway with ample storage cupboards; rear-facing double bedroom 1 with fitted mirrored wardrobes; front-facing double bedroom 2 with cupboard space; fully tiled family bathroom with mains-fed shower over the bath; contemporary staircase leads to an upper landing, revealing a spectacular open-plan living/dining room, with multiple windows flooding the space with natural light, as well as providing fantastic views across the River Esk; kitchen with ample floor and wall-mounted storage cupboards and a WC which completes the accommodation on offer. Externally, the property features a low-maintenance front garden, perfect for enjoying the morning sun, and a driveway suitable for one car. The enclosed rear garden, with direct access to the walkway behind, offers a fantastic space for alfresco dining in the summer months. Additional benefits include hardwood flooring throughout; gas central heating; triple glazing; burglar alarm and door entry system; EV charger and a floored attic with a Ramsey ladder.

The energy efficiency rating for this property is band C.

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Floorplan



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