



**18 Whitehill Avenue**  
**Musselburgh, EH21 6PE**





# *"18 Whitehill Avenue is a bright and well-proportioned, three bedroom mid-terraced house"*

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- SHOWER ROOM
- WC
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## 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

18 Whitehill Avenue is a well-proportioned three bedroom mid terraced house situated in a quiet residential area located in the popular Musselburgh district. The accommodation, which is offered in genuine move-in condition, comprises: welcoming entrance hallway with WC and cupboard off; bright and spacious living room with large window allowing natural daylight to flood in; generously sized dining kitchen with integrated electric hob and oven, access to rear garden and cupboard off; stair leading to upper landing; double bedroom 1; rear facing double bedroom 2 with built-in wardrobes; bedroom 3 / study with cupboard off and contemporary shower room.

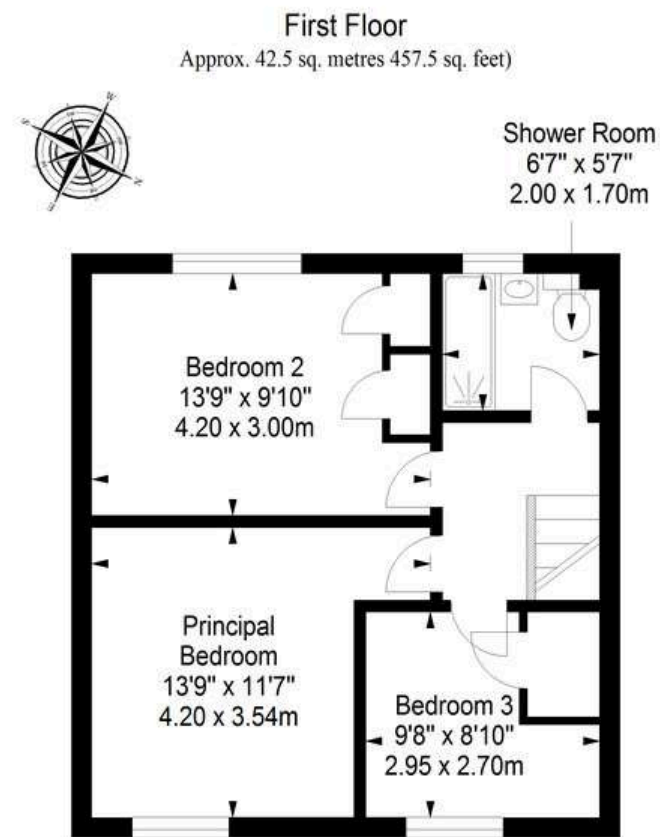
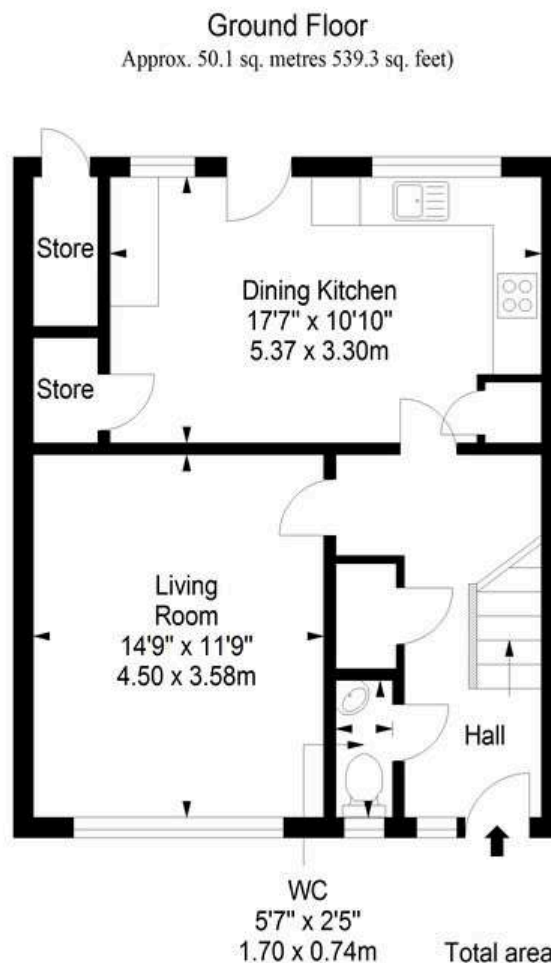
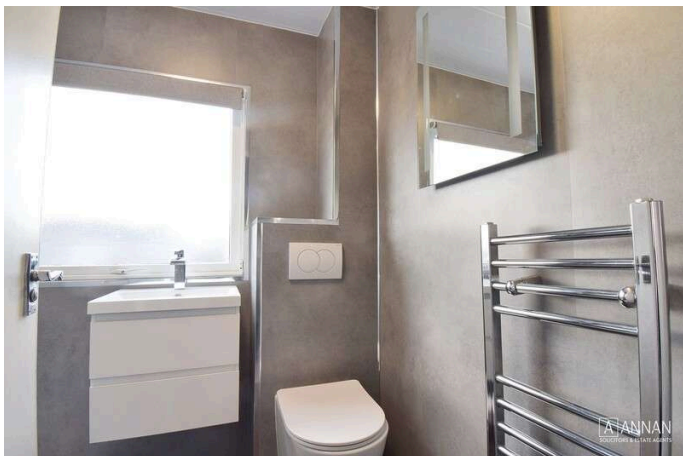
Further benefits include: gas central heating; double glazing; low maintenance front garden; south-west facing enclosed rear garden with store cupboard; ample unrestricted street parking; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band D



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Total area: approx. 92.6 sq. metres (996.8 sq. feet)

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