



Mitchellfield, 64 Millhill
Musselburgh, EH21 7RW

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"Mitchellfield, 64 Millhill is a bright and exceptionally spacious 4 bedroom detached house with beautifully manicured front & side gardens"

- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- DINING KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 / HOME OFFICE
- BATHROOM
- SHOWER ROOM
- DETACHED DOUBLE GARAGE
- FRONT & SIDE GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS







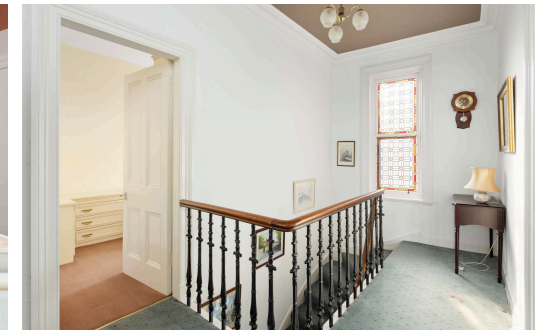


LOCATION

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. 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 F, however, please check with the local authority.



DESCRIPTION

Mitchellfield, 64 Millhill is a bright and exceptionally spacious 4 bedroom detached house, situated in the popular district of Musselburgh.

The generous accommodation, offers a flexible layout and comprises: entrance vestibule leading to welcoming hallway with cupboard off; impressive bay-windowed living room overlooking enclosed private garden; good sized dining room; well-equipped dining kitchen with ample floor and wall mounted units, integrated gas hob and electric oven and sliding patio door leading through to conservatory; bathroom with four piece suite; carpeted stair leading to upper landing, with beautiful stained glass window; well-proportioned double bedroom 1, currently utilised as a sitting room, featuring bay window, ornate corning, fireplace and Edinburgh Press; double bedrooms 2 & 3; bedroom 4 which could be utilised as a home office and shower room.

Further benefits include: gas central heating; double glazing; beautifully manicured enclosed private front & side gardens with sizeable lawn and mature shrubs; 3 storage sheds; detached twin garages; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band E

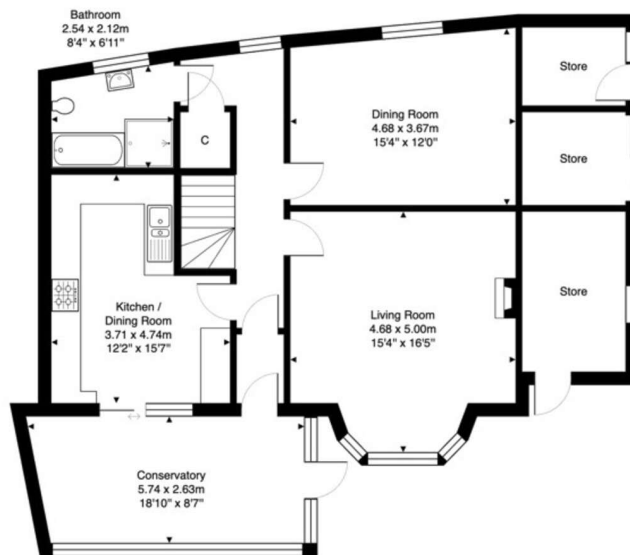




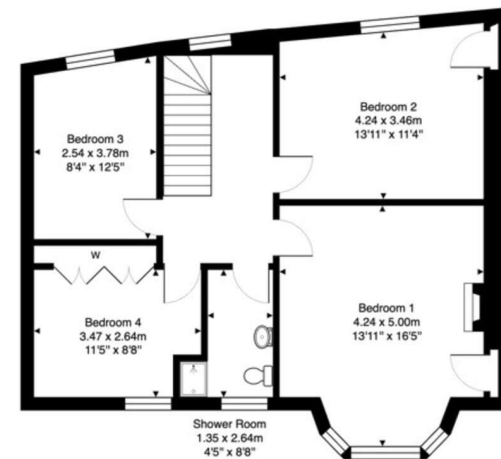
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Ground Floor

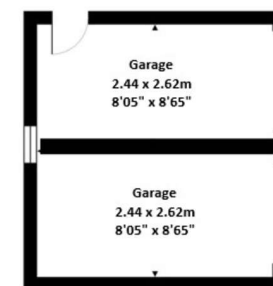


First Floor



Total Area: 177.9 m² ... 1915 ft²

All measurements are approximate and for display purposes only.



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