



Solicitors & Estate Agents










Offers Over

£250,000

31 Whitehill Avenue

Musselburgh | East Lothian | EH21 6PF

An excellent opportunity has arisen to purchase this impressive, beautifully presented end terraced villa on corner plot with lovely private gardens, quietly positioned within a sought after residential district of Musselburgh close to excellent amenities, reputable schooling and transport links. In move-in condition the property would appeal to the growing families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
Downstairs WC
-  Private Gardens
-  Permit Parking
-  EPC Rating – D
-  Council Tax Band – D



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage and downstairs WC, generously proportioned and bright lounge pleasantly overlooking the communal courtyard setting, contemporary fitted kitchen with breakfast bar and open plan to spacious dining area with patio doors providing direct access to the rear garden, light and airy principal bedroom with fitted wardrobes, two further well proportioned bedrooms with built-in storage and modern shower room. Further benefits include gas central heating (new boiler installed March 2024) and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, washing machine, integrated oven/hob, integrated microwave and integrated dishwasher.

Gardens and Parking

Situated on a generous corner plot, a real feature of this property is the beautifully maintained private garden grounds to both the front, side and rear. Offering a high degree of privacy to the side and rear, the space is perfect to enjoy outside dining/relaxing. Residents permit parking is available within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





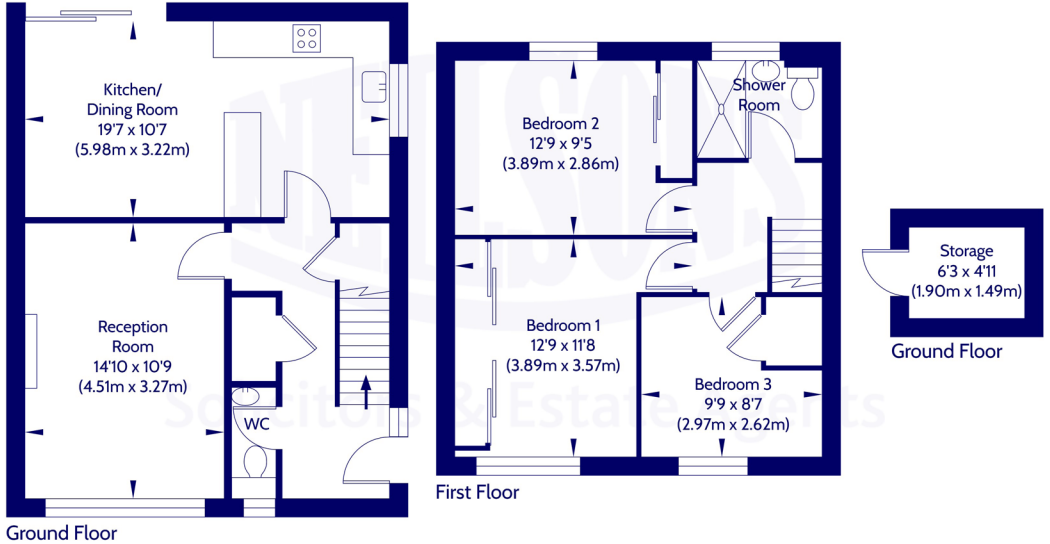
Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within walking distance providing access to the North and South.





Approx. Gross Internal Floor Area 85.77 Sq M / 923 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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