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Offers Over

**£145,000**

## 2 Monktonhall House

Musselburgh | East Lothian | EH21 6SA

Tremendous opportunity to acquire this charming one-bedroom ground floor flat, quietly nestled within the sought-after and historic town of Musselburgh. Benefiting from an excellent range of local amenities and superb transport links into Edinburgh, the property is ideally suited to first-time buyers, downsizers, and buy-to-let investors alike.

-  1 bedroom
-  1 public
-  1 bathroom
-  Residents Parking
-  Communal Garden
-  EPC Band - C
-  Council Tax Band - B



## Description

The accommodation is well presented throughout and briefly comprises: welcoming entrance hallway with useful storage, bright and airy lounge/diner offering flexible configurations for both living and dining furniture, enhanced by a charming window seat with integrated storage beneath, a fully fitted kitchen complete with a range of integrated appliances, tiled splash areas for easy upkeep, and neutral wall and base units. The good-sized double bedroom provides fitted wardrobes along with space for additional freestanding furniture, while the bathroom features a three-piece suite with shower over bath and partial tiling.

Further benefits include secure door entry, gas central heating, and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Externally, the property enjoys well-kept communal grounds and unallocated residents' parking located to the rear.

## Viewing

By appointment through Neilsons 0131 625 2222.





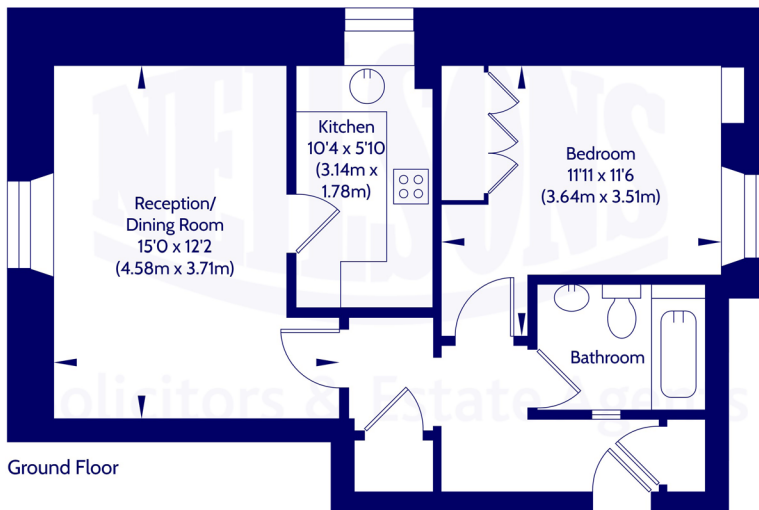
## Location

Musselburgh is an 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 is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 44.99 Sq M / 484 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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