



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**18 Whitehill Avenue**

Musselburgh, East Lothian, EH21 6PE

# 18 Whitehill Avenue

This three-bedroom mid-terrace house is a spacious and well-presented home that enjoys modern interior design and quality finishings. It further boasts a large dining kitchen and two washrooms, as well as excellent built-in storage and an easy-to-maintain rear garden with a southwest-facing aspect. The home is set in a family-friendly neighbourhood in Musselburgh, with lots of communal green spaces nearby. It is also within easy reach of bus and rail links, fantastic amenities, and local schooling.

Extras: all fitted floor and window coverings, light fittings, and an integrated oven and ceramic hob to be included in the sale.

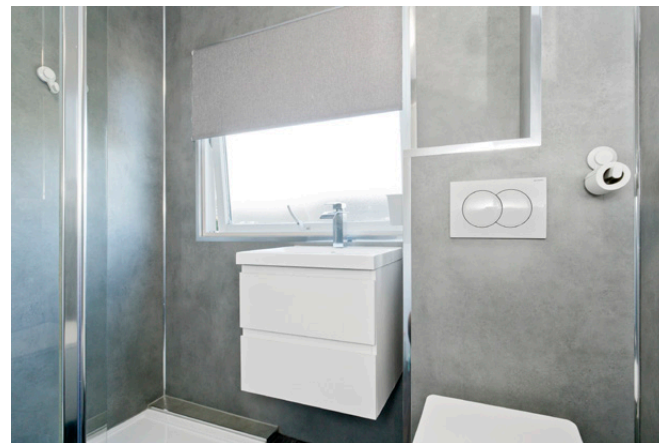
## Property Summary

- A bright and spacious mid-terrace house
- Quiet and leafy green setting in Musselburgh
- Attractive interior décor throughout
- Bright hall with built-in storage and a WC
- Spacious, light-filled living room
- Ultra-modern dining kitchen with a store
- Two double bedrooms (one with storage)
- Versatile single bedroom with storage
- Modern three-piece shower room
- Low-maintenance front garden
- Southwest-facing rear garden with a store
- Ample unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D





Ultra-modern dining kitchen, two double bedrooms (one with storage) and a versatile single bedroom with storage



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**dream property!**



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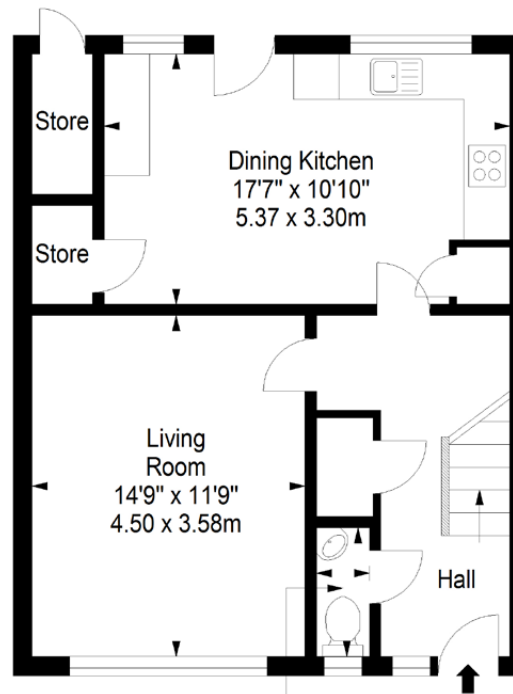
Birch House  
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**espc** CHARTERED FIRM

DISCLAIMER

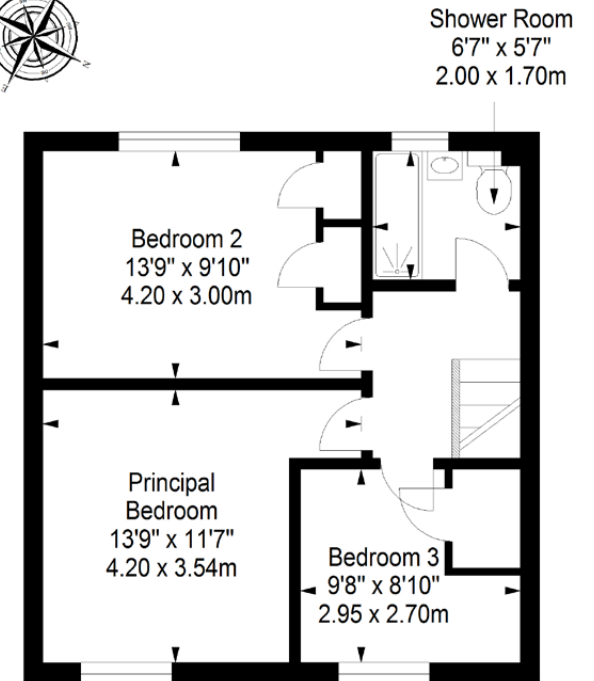
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 50.1 sq. metres 539.3 sq. feet)



WC  
5'7" x 2'5"  
1.70 x 0.74m

**First Floor**  
Approx. 42.5 sq. metres 457.5 sq. feet)



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