



42C Millhill
MUSSELBURGH | EH21 7RN


warners
solicitors & estate agents



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Warners are delighted to offer to the market this bright one-bedroom, ground floor flat situated within a traditional, stone-built tenement building located in the sought after coastal town of Musselburgh. This spacious property would benefit from a degree of modernisation but offers an excellent opportunity for a first-time buyer or a buy to let opportunity.

The accommodation comprises a welcoming entrance hallway with good sized storage cupboard, generous open plan living room with kitchen area, excellent sized double bedroom and traditional three-piece bathroom suite with shower over bath.

The property benefits from double glazing and entry phone system for additional security. To the rear is a charming enclosed shared garden with drying area and to the front there is ample unrestricted on street parking.

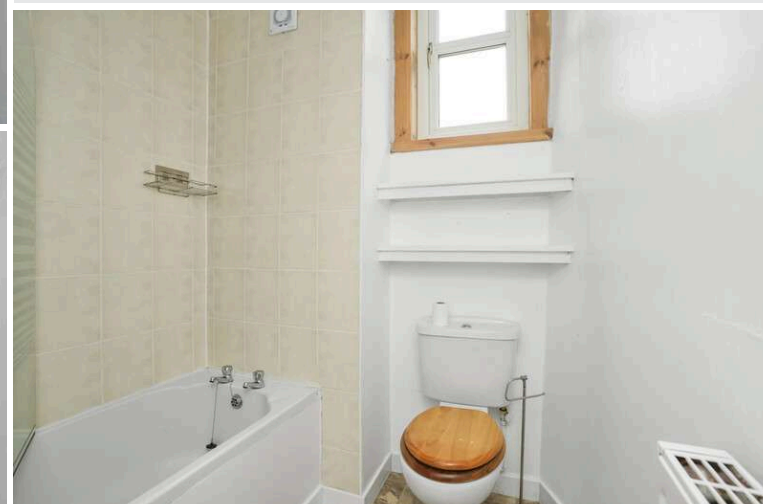
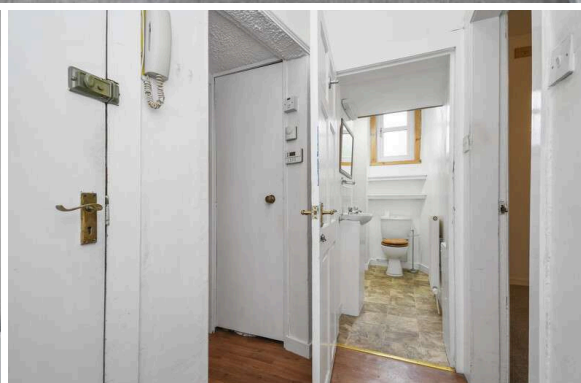
- Bright, ground floor flat in a traditional tenement.
- Desirable Musselburgh location.
- Open plan living room with kitchen area.
- Well-proportioned double bedroom.
- Three piece bathroom suite.
- Enclosed communal garden space.
- Ample parking on-street.

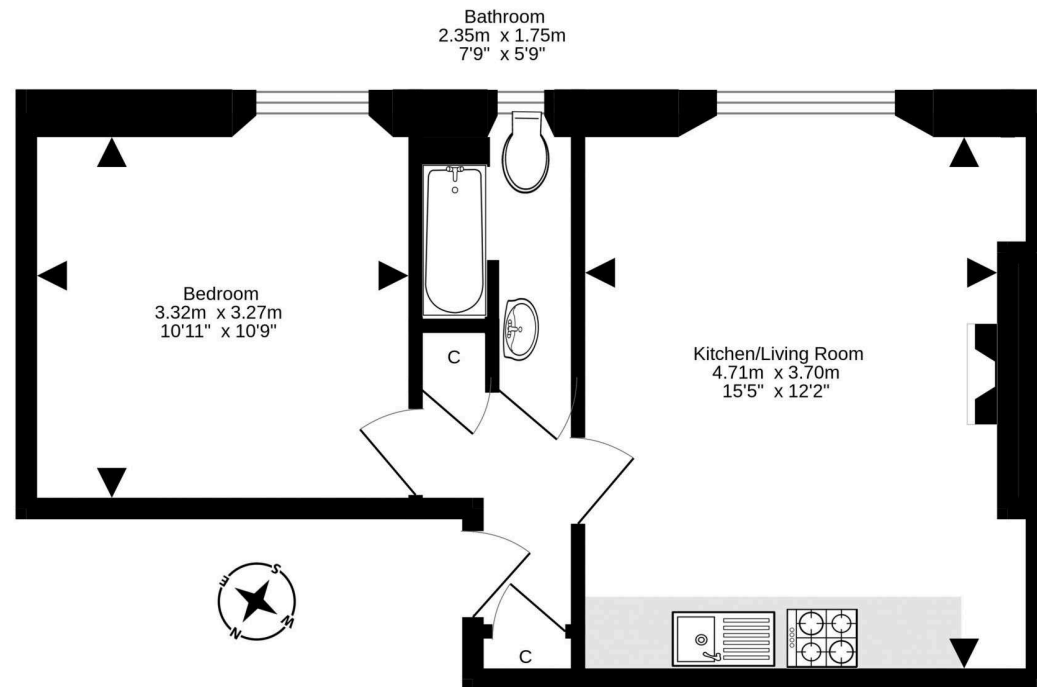
Property will be sold as viewed with all furniture being included. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also along the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are two golf courses situated nearby, The Old Course and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and beyond, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024