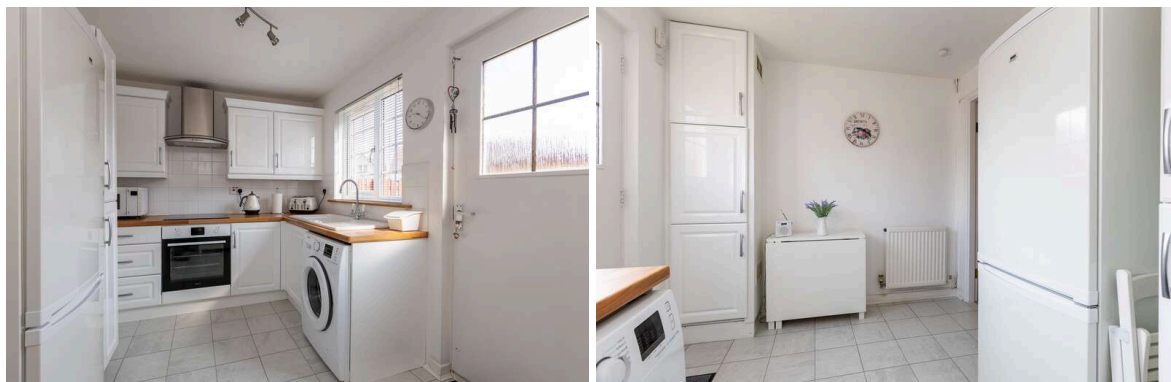




31 Monktonhall Place  
MUSSELBURGH | EH21 6RR

  
**warners**  
solicitors & estate agents



## 31 Monktonhall Place

MUSSELBURGH | EH21 6RR

Superbly presented two bed mid terraced villa with a lovely leafy outlook, quietly tucked away at the head of a cul-de-sac on a highly regarded development with the railway station, A1 and City Bypass all within easy reach.

Viewing is essential to appreciate the true walk-in condition interior of this most appealing property, which would be ideal as a starter or downsize home. The front facing living room has a pleasant leafy outlook and a useful under-stair cupboard. A range of stylish white gloss units feature within the breakfasting kitchen and the bathroom is fitted out with a white suite, electric shower and neutral tone tiled surrounds. The principal double bedroom has a fitted wardrobe and the second bedroom benefits from wall-to-wall mirrored wardrobe space. Private gardens include a small lawn area to the front and a fully enclosed rear garden with lawn and shed. An allocated parking space is located to the front of the property, with visitors spaces also available.

- Entrance vestibule
- Living room
- Breakfasting kitchen
- Two bedrooms
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Part floored attic with ladder access
- Front garden
- Fully enclosed rear garden
- Allocated parking space nearby
- Easy access to local amenities

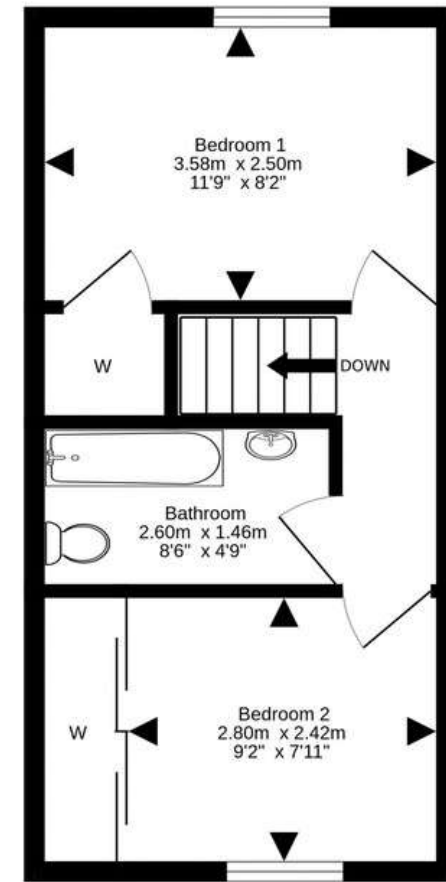
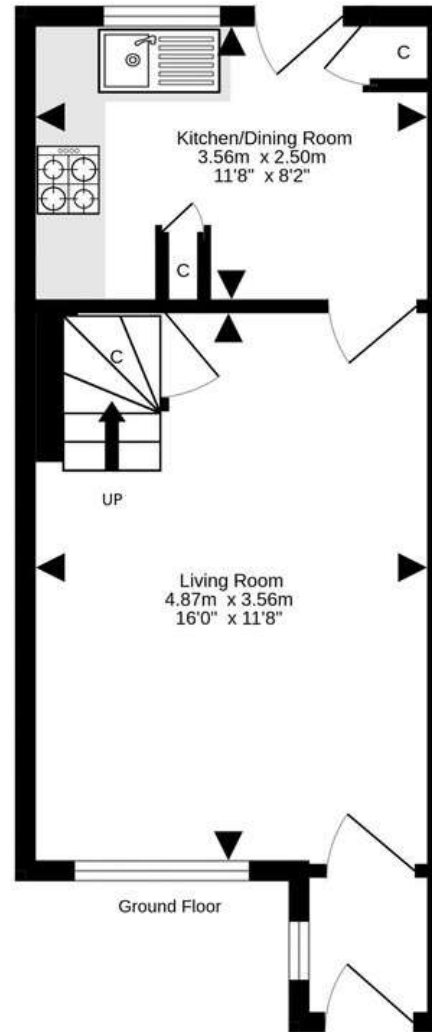
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All blinds & curtains, as well as the washing machine, will be included in the sale. Other furniture may be open to separate negotiation . EPC C.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse 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 other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. 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