



24 Monktonhall Terrace  
MUSSELBURGH | EH21 6ER

  
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## 24 Monktonhall Terrace

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Set in the heart of Musselburgh, moments from Haugh Park and the banks of the River Esk is this spacious main door traditional lower villa. Boasting private front and rear gardens and a further communal rear garden this flat is conveniently close to the Tesco superstore, Musselburgh beach and A1 would make an ideal home in well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright bay windowed lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms - both with French doors leading directly to the rear gardens and the flat is completed by a stylish shower room. Externally the private South-West facing garden is laid to lawn with a decked section with the further expansive communal gardens behind.

- Traditional period main door lower villa
- Heart of Musselburgh location
- Private front and rear gardens with further communal garden
- Welcoming hallway with storage
- Bright bay windowed lounge
- Contemporary kitchen with attractive units
- Two double bedrooms with French doors to the garden
- Stylish shower room

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



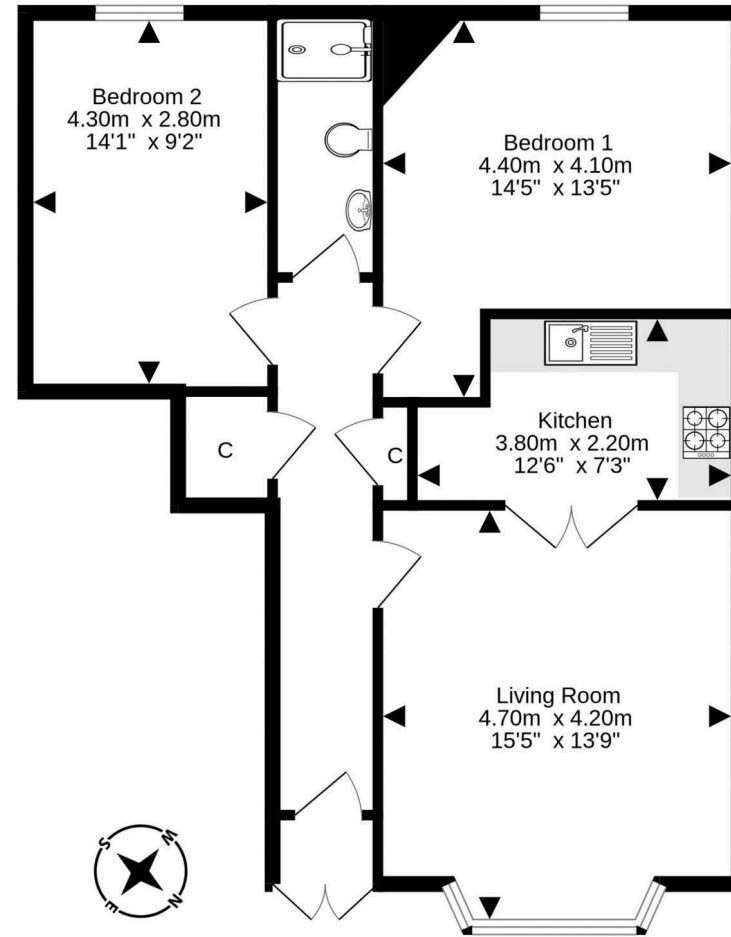
Included in the sale are all kitchen appliances including the fridge/freezer.  
EPC rating is C.

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 store. Further shopping is available nearby at Asda and The 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. Musselburgh also provides schools in both the state and private sector





Shower Rm  
3.00m x 1.20m  
9'10" x 3'11"



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