



21 Monktonhall Place  
MUSSELBURGH | EAST LOTHIAN | EH21 6RR

  
**warners**  
solicitors & estate agents



## 21 Monktonhall Place

MUSSELBURGH | EAST LoTHIAN | EH21 6RR

Set on a quiet cul-de-sac moments from excellent amenities, quick car and rail links and vast open green spaces. This immaculately presented and significantly extended semi-detached house, boasting a long driveway, large secluded rear garden, gas central heating and double glazing. This property spans over an impressive 1,300 square feet and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge that flows through to the stunning and sleek modern extension with luxury kitchen units, island and generous dining space which has been created to make an exquisite entertaining space. Downstairs is completed by a useful utility space and gym or ideal home office. Following up a carpeted staircase the upper level enjoys spacious master bedroom with built-in mirrored wardrobes and elegant en-suite bathroom with shower over bath, two further well-proportioned double bedrooms and the house is completed by a stylish shower room.

Externally the fully enclosed rear garden has a charming stone wall and is laid to lawn with a decked area with pergola.

- Significantly extended semi-detached house
- Large gardens and driveway
- Bright lounge and expansive dining kitchen with luxury units
- Useful utility room and gym
- Three further double bedrooms
- Two bathrooms
- EPC Rating Band B.



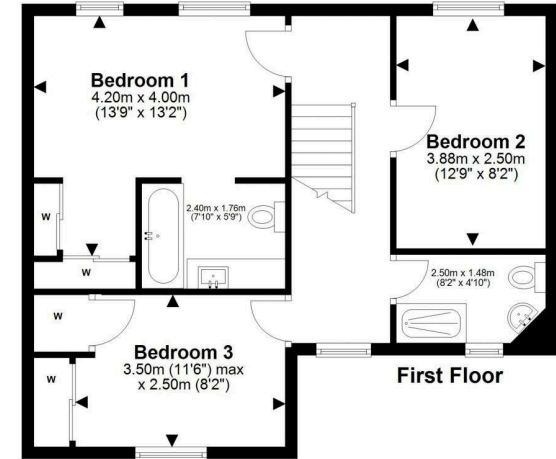
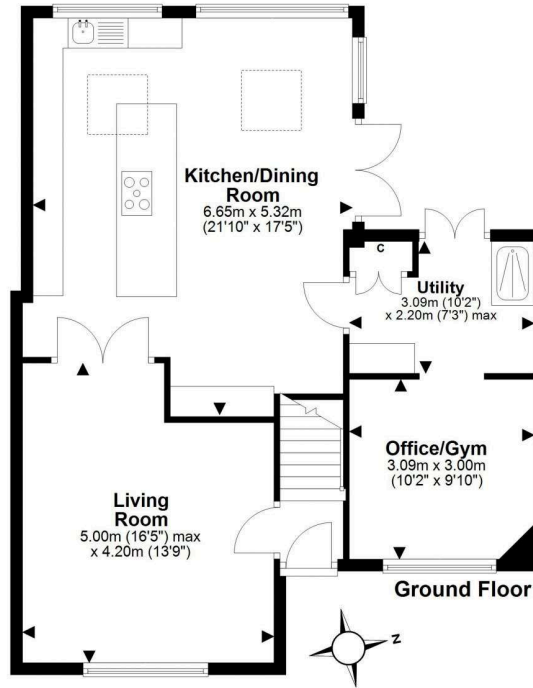
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: All fitted blinds and curtain poles together with - In the KITCHEN the integrated dishwasher, 2 ovens, (1 self cleaning, 1 with microwave), integrated full height fridge, integrated full height freezer, 6 ring induction hob, TV Bracket will be included. In the UTILITYROOM/GYM the washing machine, tumble dryer, wooden shelf, wooden bench/storage unit will be included. In BEDROOM 2 the freestanding double wardrobe will be included. The treadmill, cross-trainer, weights bench, selection of weights and kitchen TV are available by separate negotiation.

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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.