



22 Monktonhall Place  
MUSSELBURGH | EH21 6RR

  
**warners**  
solicitors & estate agents





## 22 Monktonhall Place

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Most appealing semi detached villa offering attractively presented family accommodation and a well screened private garden in a superb, tucked away position close to the local park. This is a convenient spot for accessing the railway station, A1/City Bypass, Queen Margaret University and the town's excellent amenities.

This lovely family home has a particularly light and well proportioned interior. Public living space includes a comfortable living room, fitted kitchen with space for dining and the addition of a conservatory to the rear with direct access to the garden. Here you'll find a fully enclosed and well screened area with a lawn and patio area for sitting out. On the upper floor of the property are two double sized bedrooms, one with a built-in mirrored wardrobe and cupboard, a child's bedroom or study, and the family bathroom featuring a stylish suite, mixer shower and eye-catching tiling.

- Entrance vestibule
- Living room
- Kitchen/dining room
- Conservatory
- Two double bedrooms
- Child's bedroom 3/home office
- Bathroom
- Gas central heating
- Double glazing
- Private front garden and driveway
- Fully enclosed rear garden

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

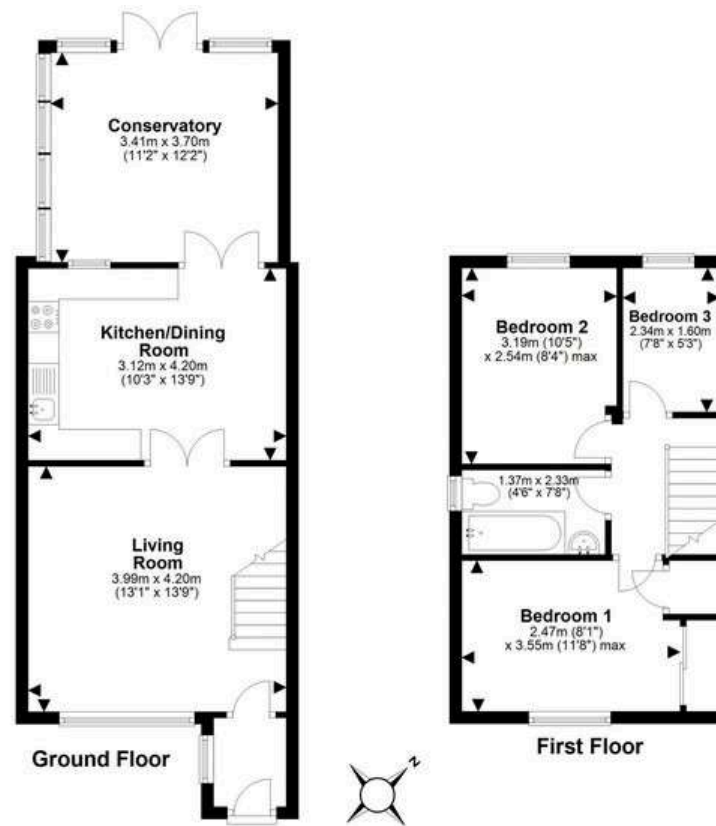
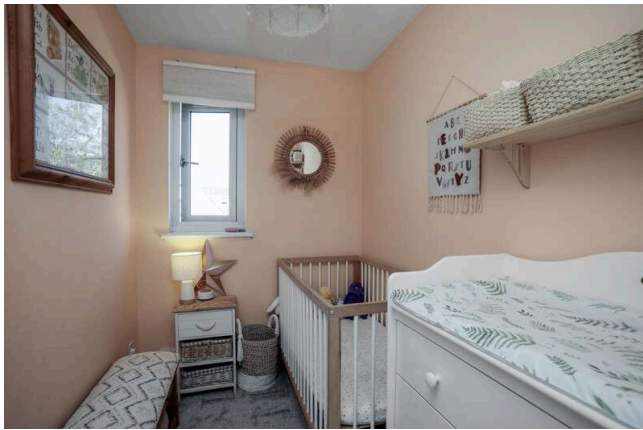
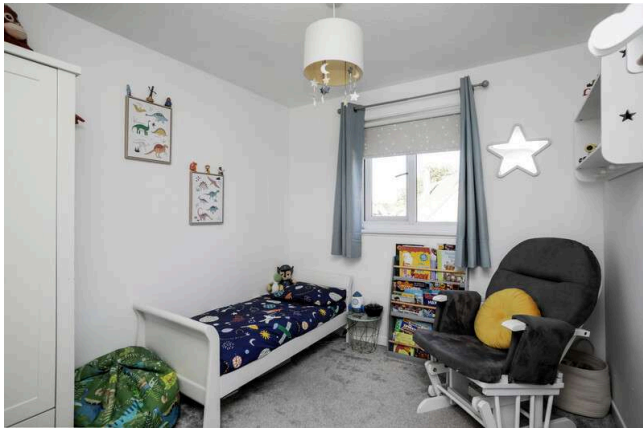


All fixtures, fitting, living room blinds and integrated kitchen appliances will be included in the sale. EPC Rating C.

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