



44H Millhill  
MUSSELBURGH | EH21 7RN

  
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solicitors & estate agents



## 44H Millhill

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Beautifully presented, two-bedroom, second floor flat forming part of a traditional tenement, located in the popular East Lothian town of Musselburgh, within easy reach of the city bypass and Edinburgh city centre. The bright and generous living room features large twin windows that let an abundance of natural light, has a dining area, traditional cornicing, a fireplace with gas fire and a storage cupboard. There is also a fully fitted kitchen currently comprising a fridge/freezer, gas hob, oven and fan, washer/dryer and wine rack. There are two well-proportioned bedrooms, one with built in storage and housing the boiler and the other with an attractive window seat and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. This lovely property further benefits from gas central heating, double glazing, Hive heating system, on street parking, a shared garden and has ample storage. Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented second floor flat
- Entrance hallway with secure entry
- Spacious living room with traditional features
- Two well proportioned Bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Shared garden and on street parking

EPC Rating D.

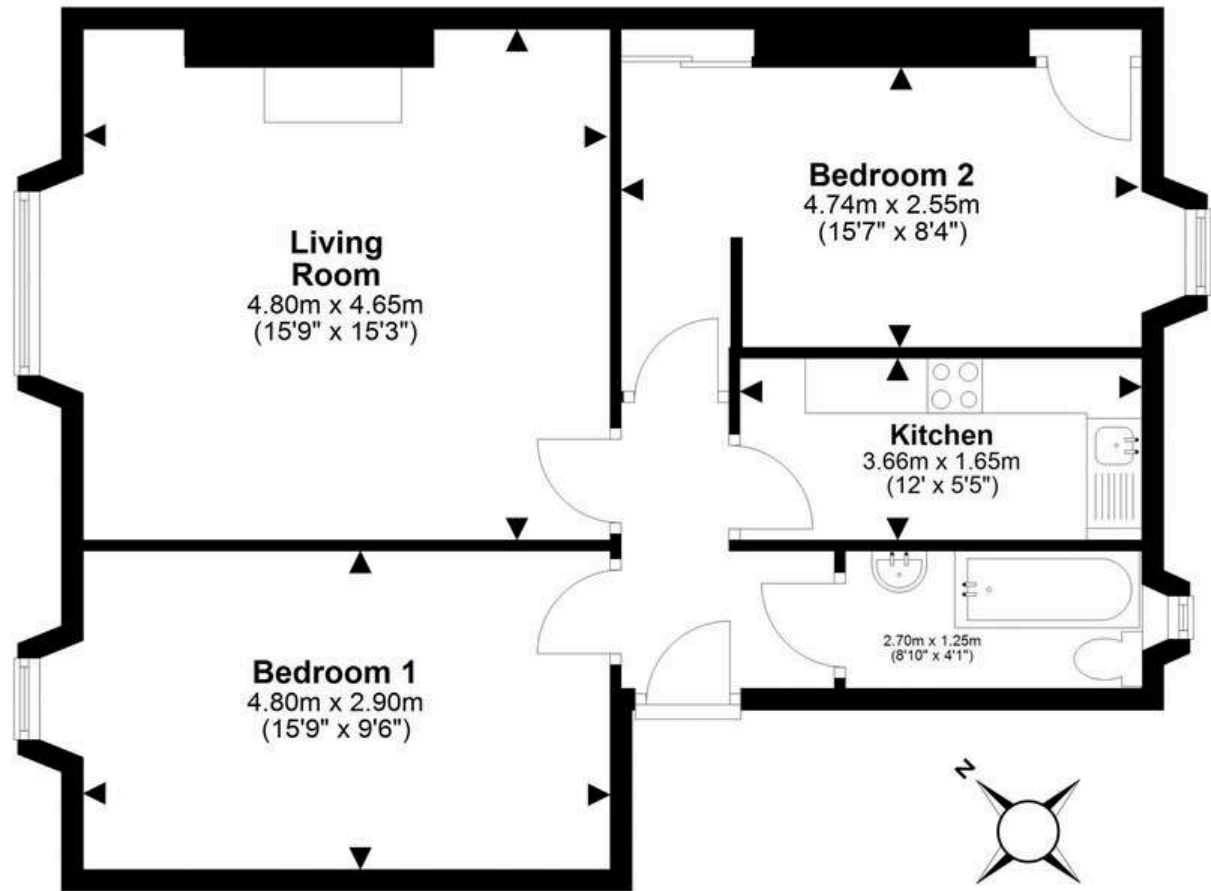
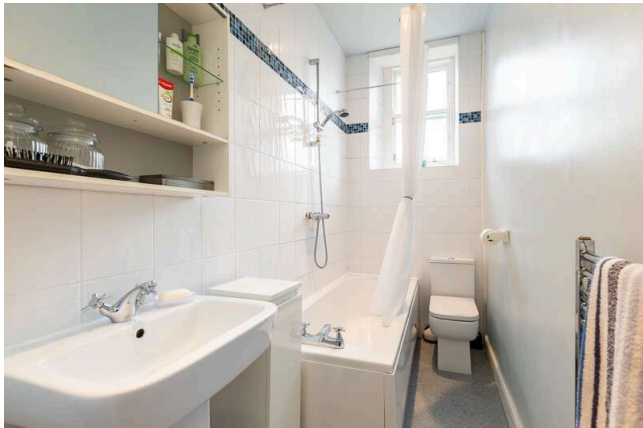
Extras include gas hob, electric oven, fridge/freezer, washer/dryer, two sofas, table and chairs in the living room, 1 king bed, 1 double bed, a wardrobe, chest of drawers and book shelves.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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. 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.





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.