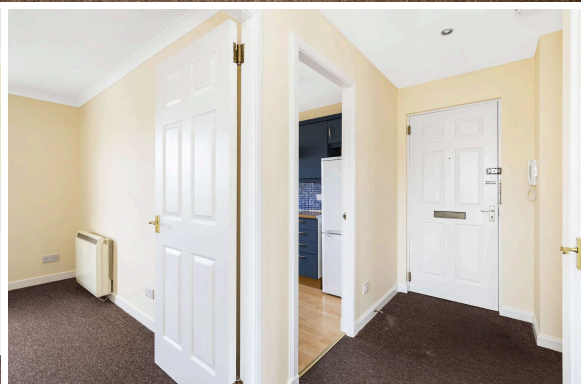




56/6 Millhill
MUSSELBURGH | EAST LoTHIAN | EH21 7RW


warners
solicitors & estate agents



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Well-presented, two-bedroom, second-floor flat situated close to the beautiful River Esk in the highly popular town of Musselburgh in East Lothian. This beautiful apartment would make an ideal first-time purchase, as well as offering significant investment potential. The living room is particularly spacious with an electric fire, providing an excellent space for entertaining friends and family, the fully fitted kitchen currently comprises a washing machine, fridge/freezer, electric hob, oven and fan. The two bedrooms are both well-proportioned and both with built in storage, the hall also benefits from two good sized storage cupboards and completing the accommodation is the bathroom with shower over the bath. Located within walking distance of Musselburgh Beach, and with excellent amenities including the racecourse and the famous Luca's of Musselburgh, early viewing is highly recommended to avoid missing out on this fantastic apartment.

- Two bedroom second floor apartment
- Desirable location
- Spacious living room
- Fitted kitchen
- Two well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Electric storage and panel heaters
- Residents car park
- Excellent local amenities
- Easy access to public transport links

All contents will be included in the sale.

EPC Rating D. Council tax band D.

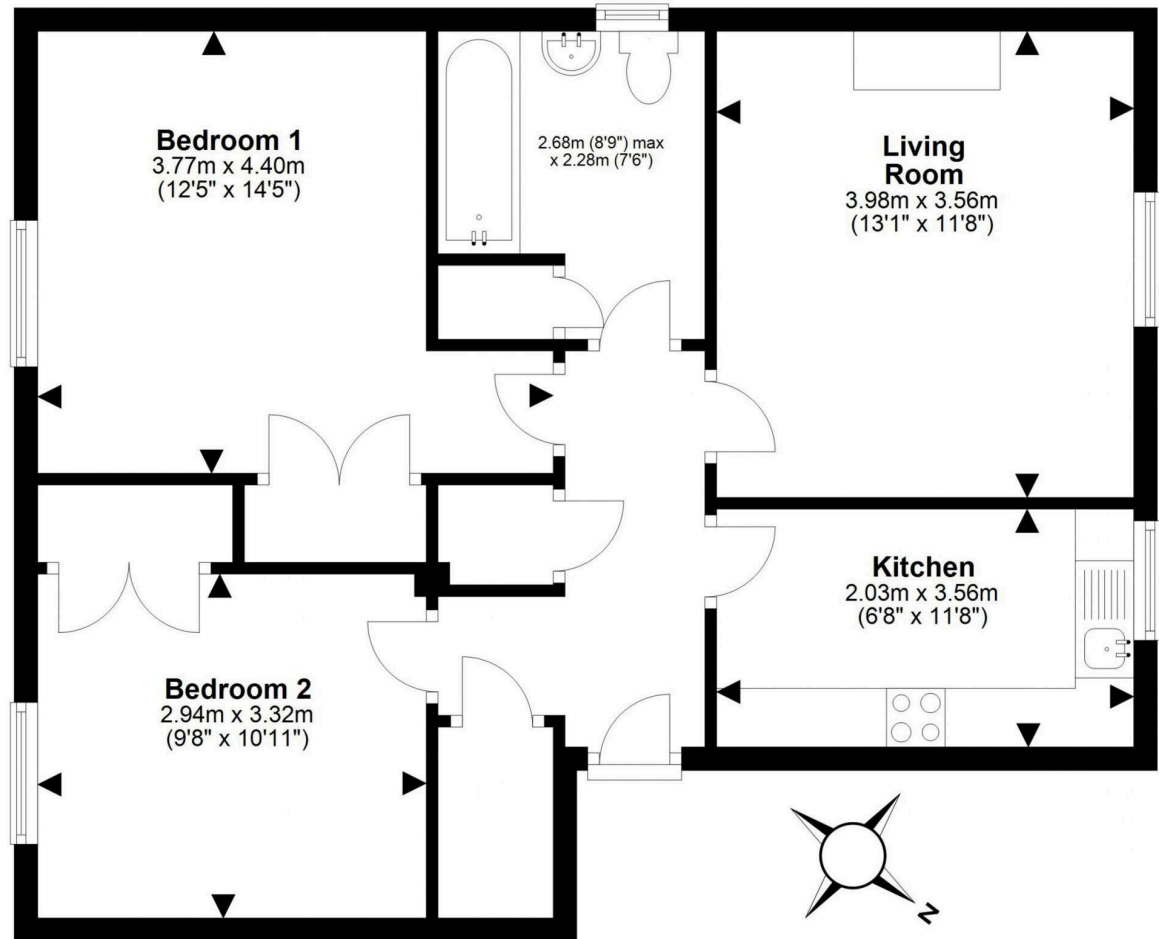
Factor fee approx. £1000 per year.

PRICE & VIEWING: Please refer to our website, 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.