



42B Millhill
MUSSELBURGH | EH21 7RN


warners
solicitors & estate agents



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Warners are proud to present this beautifully bright and recently redecorated one-bedroom ground floor flat, forming part of a traditional stone-built tenement in the highly desirable coastal town of Musselburgh.

Offering a superb opportunity for first-time buyers or buy-to-let investors, this spacious and tastefully presented home features a welcoming entrance hallway with a generous storage cupboard, an expansive open-plan living room and kitchen area, a well-proportioned double bedroom, and a classic three-piece bathroom suite with a shower.

The property benefits from recent upgrades, as well as modern comforts such as double glazing and a secure entry phone system.

Externally, residents can enjoy access to a delightful enclosed shared garden with a drying area to the rear, while ample unrestricted on-street parking is available to the front.

- Prime coastal location in the sought-after town of Musselburgh
- Bright and spacious one-bedroom ground floor flat
- Stylish open-plan living with recently redecorated interior
- Generous double bedroom and traditional bathroom
- Charming shared garden and ample on-street parking
- Modern comforts including double glazing and secure entry system

Blinds, curtains and washing machine all included in the sale EPC Rating D.

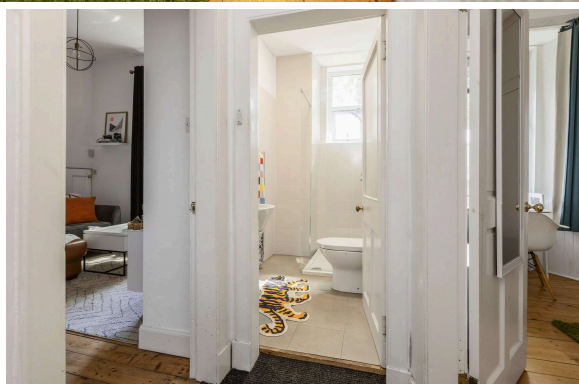
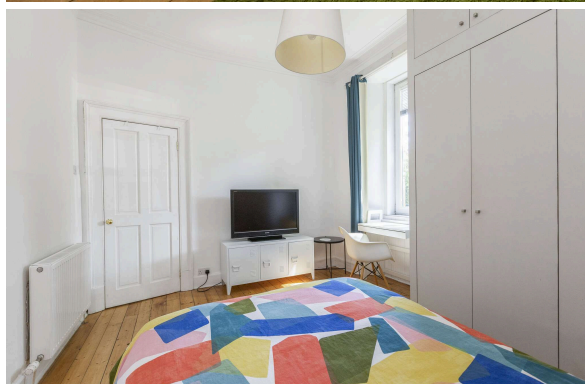
Other items can be available by separate negotiation.

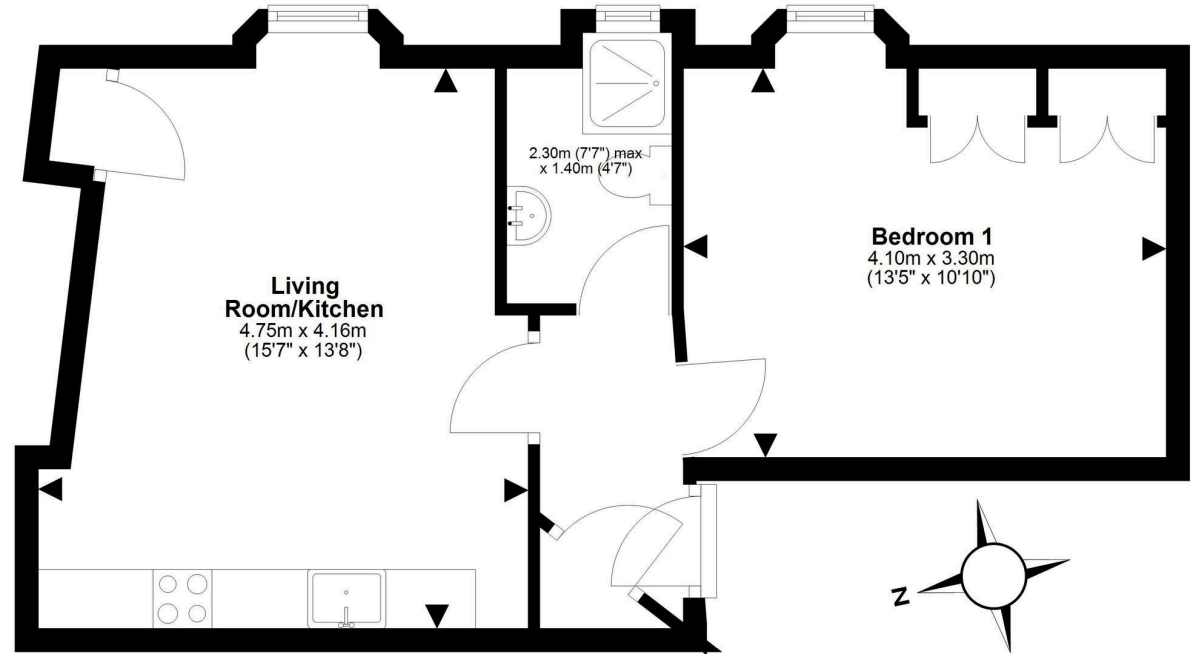
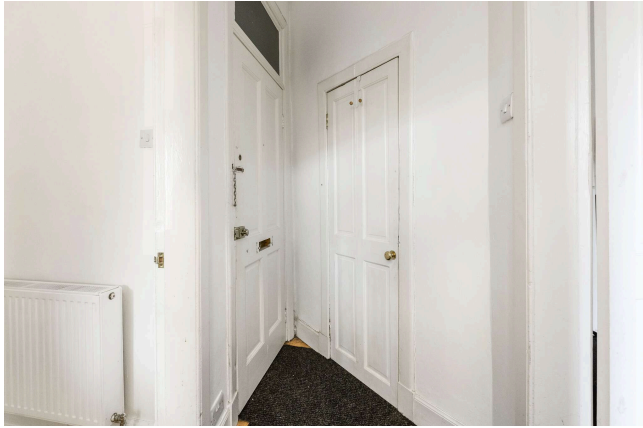
There are no factoring charges associated with this property.

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 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.