



5 Millhill Lane
MUSSELBURGH | EH21 7RD



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Set on a quiet street in the heart of sought-after Musselburgh, moments from excellent amenities, quick transport links and fine coastal and countryside walks is this fine Edwardian terraced house. Now in need of full modernisation this property has the potential to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright bay windowed lounge, a dining room which leads through to the kitchen and shower room and following upstairs the top floor has two well-proportioned bedrooms. Externally there is a private front garden and a South-East facing rear garden.

- Edwardian villa now in need of full modernisation
- Quiet street in the heart of Musselburgh
- Front and rear gardens
- Welcoming hallway
- Bright lounge
- Dining room with kitchen and shower room access
- Two bedrooms upstairs
- Energy Rating E and Council Tax A

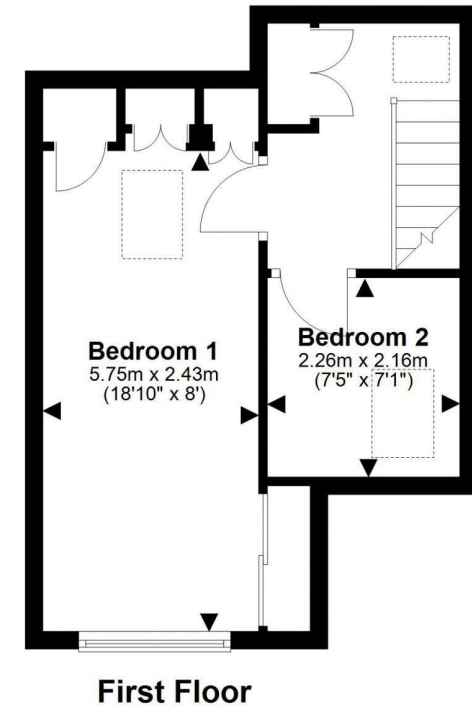
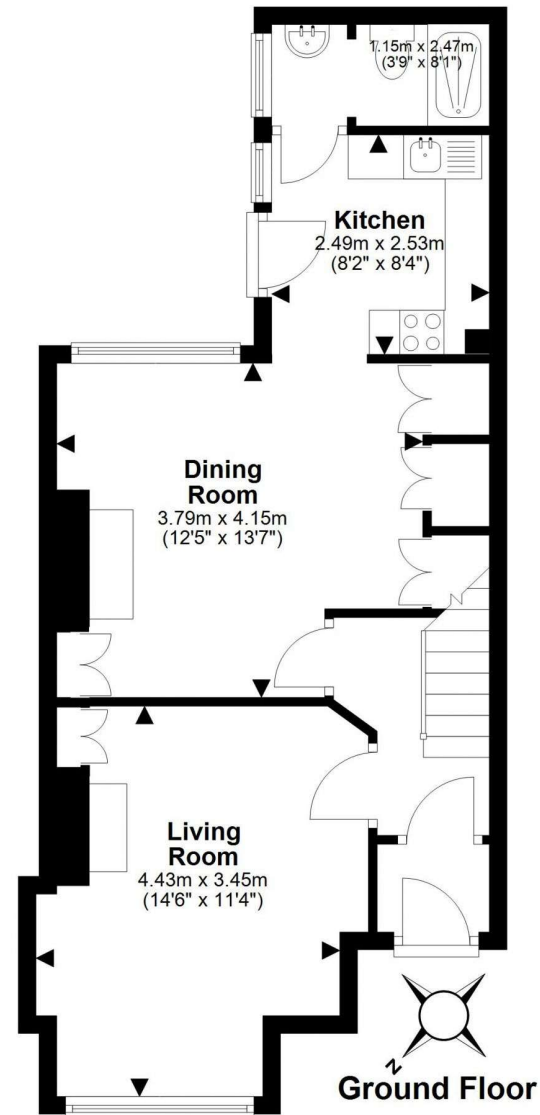
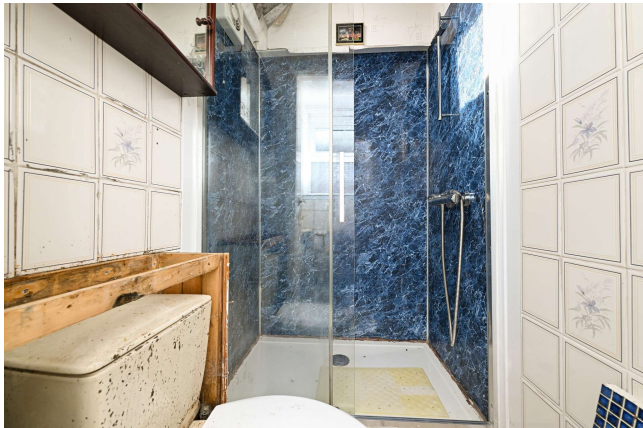
Property sold as seen

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. Scenic walks can be taken along the beach or promenade past the harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with other 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 amenities. 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 shopping 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.





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.