



6 Monktonhall Terrace
MUSSELBURGH | EH21 6ER


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Nestled in the heart of Musselburgh, moments from Haugh Park and the banks of the River Esk is this spacious main door traditional lower villa. Boasting private front and rear gardens and a further communal rear garden this flat is conveniently close to the Tesco superstore, Musselburgh beach and A1 would make an ideal home in well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright bay windowed lounge with feature fireplace, a contemporary kitchen with attractive units and ample sized pantry cupboard, a large master bedroom (currently utilised as a formal dining room), a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath. Externally the property enjoys a private front and rear garden with a section of well-kept communal garden area

- Handsome main door lower villa with leafy views
- Private gardens, gas central heating and double glazing
- Welcoming hallway with ample storage
- Bright bay windowed lounge with feature fireplace
- Contemporary kitchen with attractive units
- Two ample sized double bedrooms
- Stylish bathroom with shower over bath

Council Tax C and EPC C

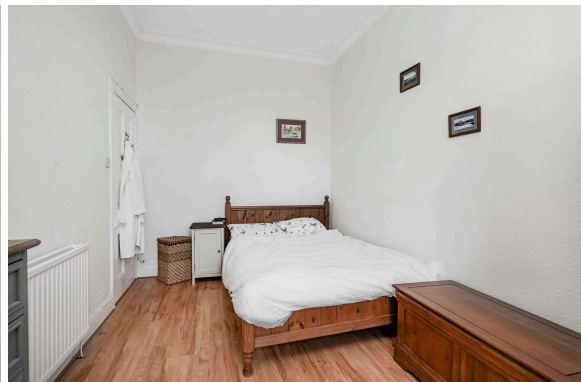
All fixtures and fittings will be included in the sale. The sale will also include the free standing larder unit in the kitchen.

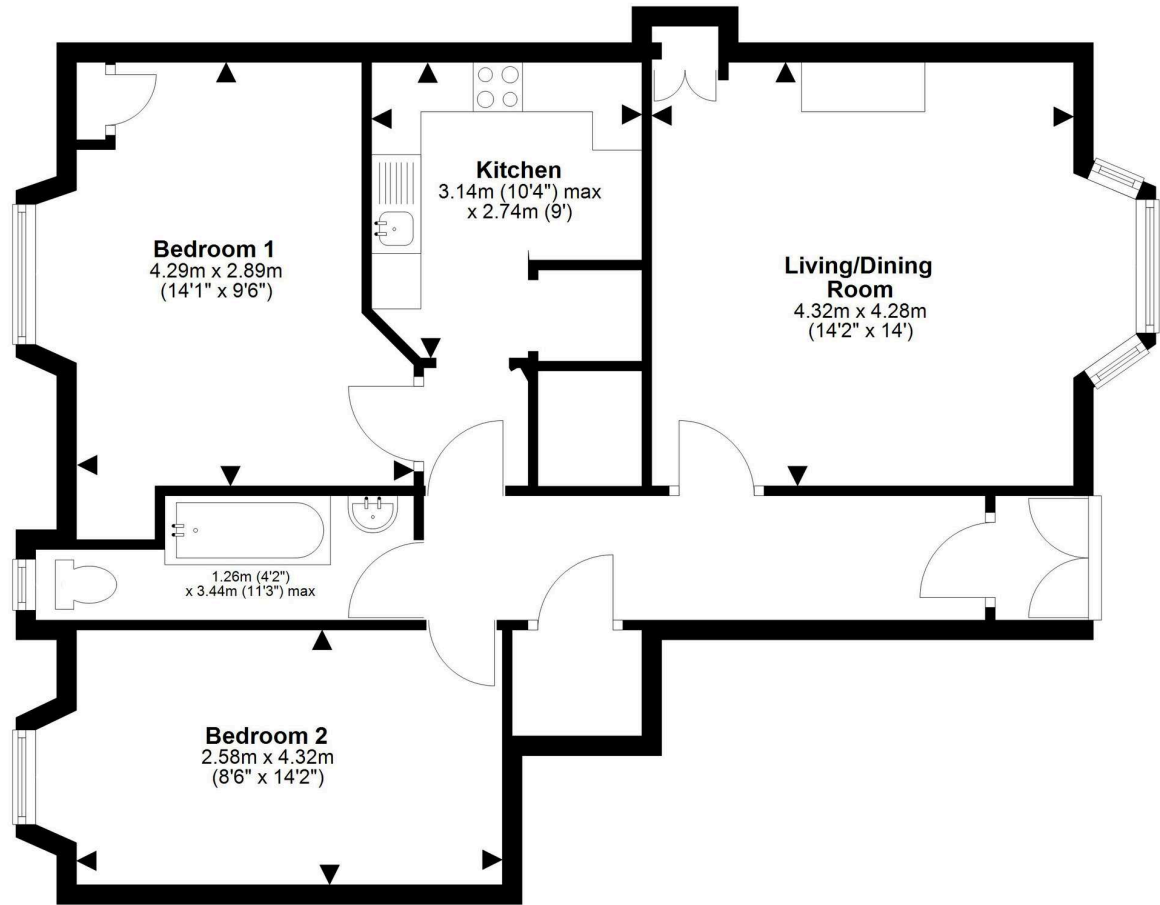


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The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with 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. 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.

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