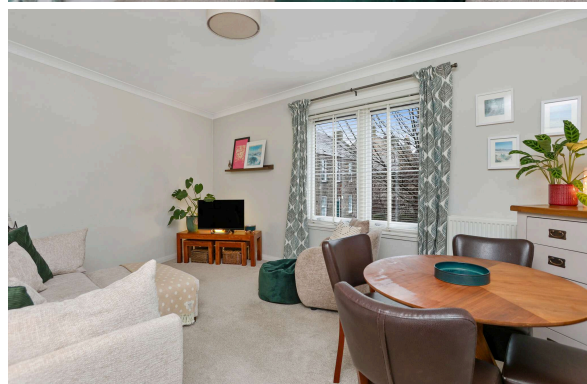




91B Millhill  
MUSSELBURGH | EAST LoTHIAN | EH21 7RP

  
**warners**  
solicitors & estate agents





## 91B Millhill

MUSSELBURGH | EAST LoTHIAN | EH21 7RP

Beautifully presented main door upper flat nicely finished off with stylish modern fittings and boasting a quiet courtyard setting with allocated parking space only a short walk from the scenic riverside and the superb choice of amenities on the high street.

Viewing is highly recommended to appreciate all the great features within this lovely spacious property, which would make an ideal starter home for a single person or couple looking for a ready to move into home in a prime tucked away position.

- Living/dining room with pleasant leafy outlook
- White gloss units in fitted kitchen
- Double bedroom/mirrored wardrobe
- Shower-room/mixer shower
- Hallway offering excellent cupboard space
- Mostly floored loft for further storage
- Gas central heating
- Double glazing
- Neutral tone decor and carpeting
- Landscaped communal areas
- Numbered parking space allocated to flat
- Excellent amenities close at hand
- Riverside and beach walks within easy reach

Energy Rating: C | Council Tax Band : B

This property is factored by Lowther at a cost of £50 per month.

Extras: The integrated oven and hob and all blinds. The shelf in the Livingroom is not included in the sale.

**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 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.

