



6 MILNE MEADOWS

Musselburgh, East Lothian EH21 8TA



1

Public Room



2

Bedrooms



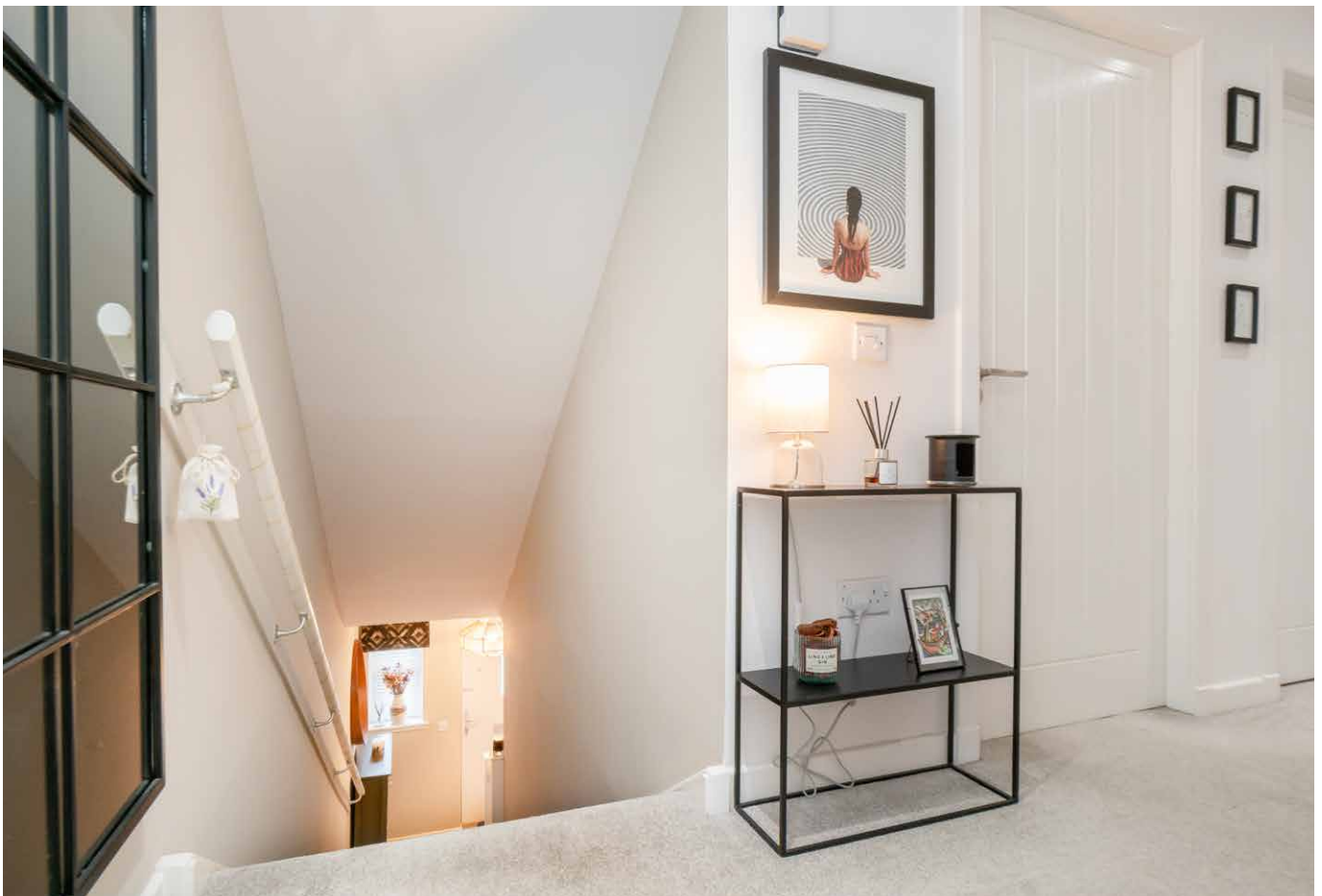
1

Bathroom



6 MILNE MEADOWS

Forming part of a modern, well-maintained development in sought-after Musselburgh, this stylish upper villa offers bright, contemporary accommodation with two double bedrooms, a generous open-plan living area, and attractive shared gardens. The home is presented in excellent decorative order, with neutral interiors, quality finishes, and excellent natural light throughout. A spacious living and dining area flows openly into a sleek fitted kitchen, creating an ideal space for everyday life and entertaining. Both bedrooms are well proportioned, with built-in storage, whilst a modern bathroom completes the accommodation. Solar panels, attic storage, a separate purpose built bike and bin store, and private residents' parking adds further appeal to this highly convenient home.







B
EPC
RATING

C
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Two-bedroom upper villa in a popular Musselburgh development
- Excellent local transport links to Edinburgh and beyond
- Bright and contemporary interiors throughout
- Welcoming entrance & upper landing with storage
- Spacious open-plan living and dining room
- Stylish fitted kitchen with integrated appliances
- Principal bedroom with built-in wardrobe storage
- Second double bedroom with fitted wardrobe
- Modern bathroom with shower-over-bath
- Gas central heating, solar panels, & double glazing
- Well-maintained shared gardens
- Bike and bin store, plus unallocated residents' parking









Extras: All fitted floor, selected window coverings, and all light fittings are included.

Factor: The factor is managed by Ross & Liddel at a cost of £25 per month.



MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

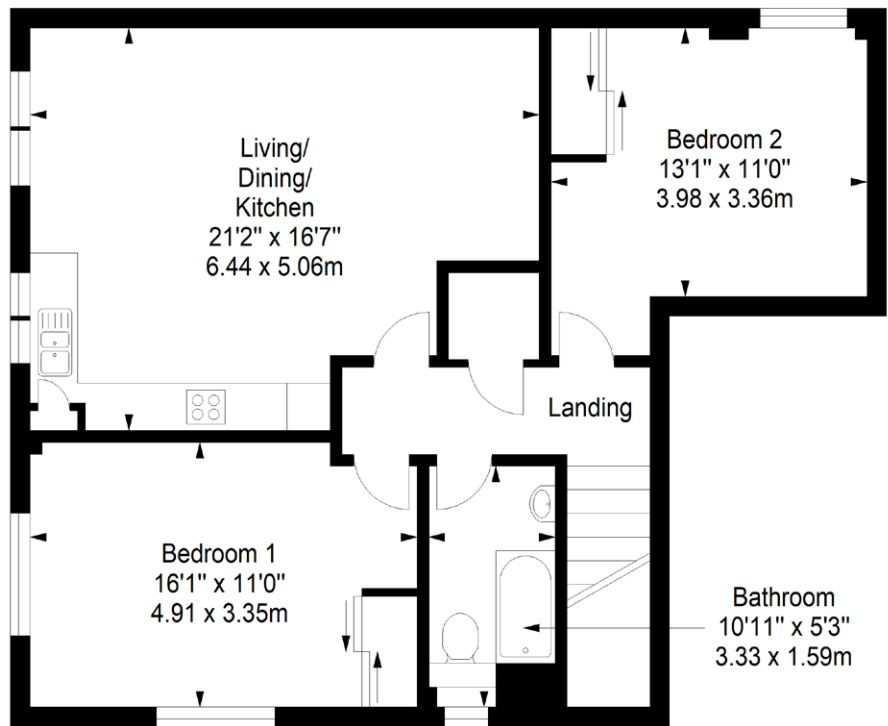
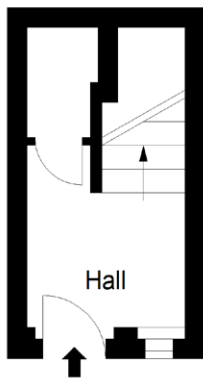
First Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



Ground Floor

Approx. 6.6 sq. metres (71.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)



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