



32 Monktonhall Place
MUSSELBURGH | EH21 6RP


warners
solicitors & estate agents



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Warners are delighted to present this impressive end-terrace villa, occupying a prime corner position beside attractive parkland and forming part of a peaceful cul-de-sac within a modern, sought-after development. The property is beautifully presented throughout, boasting a stylish contemporary interior and generous, well-maintained garden grounds along with private parking.

Perfectly positioned for family living, the home enjoys close proximity to excellent local amenities and a selection of highly regarded schools and nurseries, while also benefiting from a tranquil setting.

The well-proportioned accommodation comprises a welcoming vestibule, a spacious and bright lounge, and a modern breakfasting kitchen fitted with appliances. There are two generous double bedrooms, a bathroom with contemporary suite and electric shower, and access to a useful attic space. Further benefits include gas central heating, double glazing and enclosed gardens to the front, side, and rear, offering excellent outdoor space and privacy.

- A fantastic opportunity to acquire a stylish, low-maintenance home in a quiet yet well-connected location.
- Prime corner plot beside parkland in a quiet cul-de-sac
- Stylish, modern interior in walk-in condition
- Generous enclosed gardens to front, side and rear
- Private off-street parking
- Close to excellent amenities, schools and nurseries
- Two spacious double bedrooms with bright living space

Energy rating C, Council tax band D. There is no factor associated with this property.

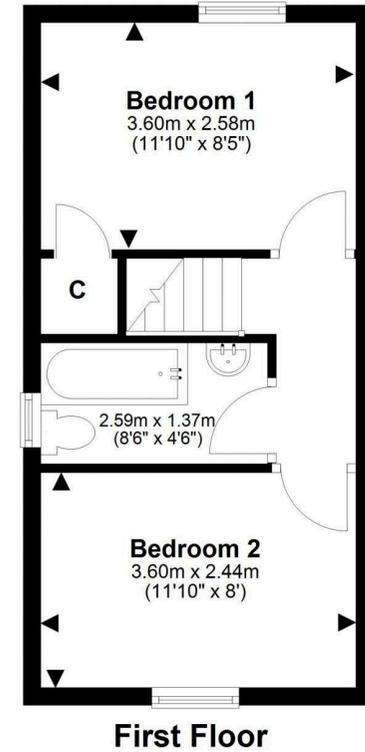
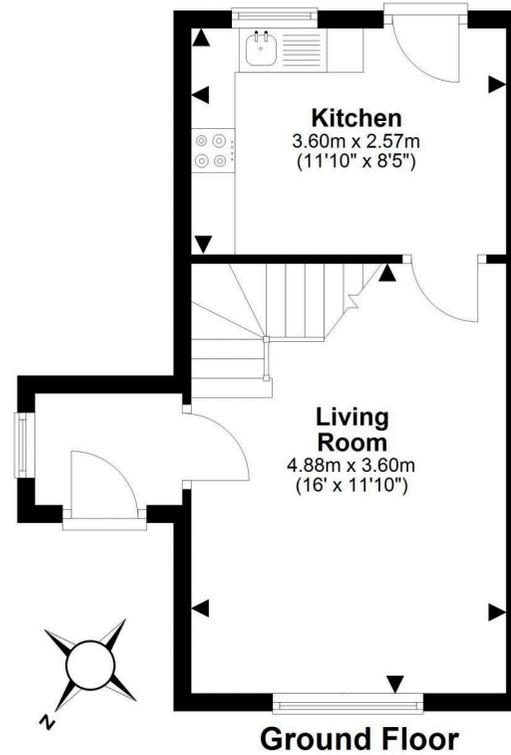
Extras included in this sale will be blinds (all rooms), garden shed, living room rug, fridge-freezer, oven, kitchen table and chairs, and wardrobe in bedroom 1.

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 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.
Plan produced using PlanUp.