



10F Millhill Lane
Musselburgh, EH21 7RD

A

"10F Millhill Lane is a wonderfully presented, one-bedroom main-door ground floor flat, ideally situated to take advantage of Musselburgh's vast amenities."

- ENTRANCE VESTIBULE
- LIVING / DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- IDEAL INVESTMENT OR FIRST TIME BUY





LOCATION

miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. . A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Wallyford railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.



DESCRIPTION

10F Millhill Lane is a wonderfully presented, one-bedroom main-door ground floor flat, ideally situated to take advantage of Musselburgh's vast amenities. The charming accommodation, which is offered in genuine move-in condition, comprises: entrance vestibule; welcoming, bright and generously proportioned living / dining room with storage cupboard; hallway with deep cupboard; stylish kitchen with fitted base and wall mounted units and integrated electric hob and oven; spacious double bedroom with built-in wardrobe and contemporary shower room with mains operated shower.

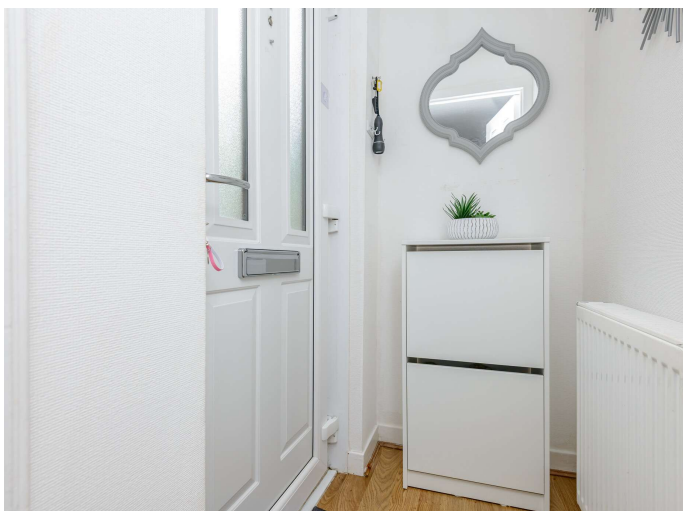
Further benefits include: gas central heating; double glazing; tastefully decorated throughout and finished to a high standard; unrestricted on street parking; excellent first time buy or investment opportunity.

The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

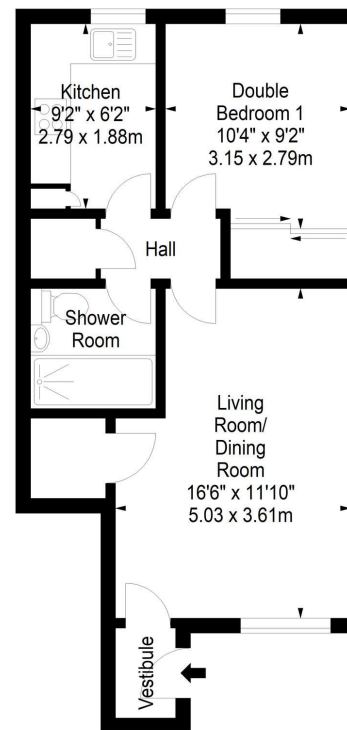
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Millhill Lane,
Musselburgh,
East Lothian, EH21 7RD



Approx. Gross Internal Area
466 Sq Ft - 43.29 Sq M
For identification only. Not to scale.
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Ground Floor

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