



31 Whitehill Avenue
Musselburgh, EH21 6PF

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- W.C Apartment
- Three Bedrooms
- Shower Room
- Private Front, Side & Rear Gardens
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – D



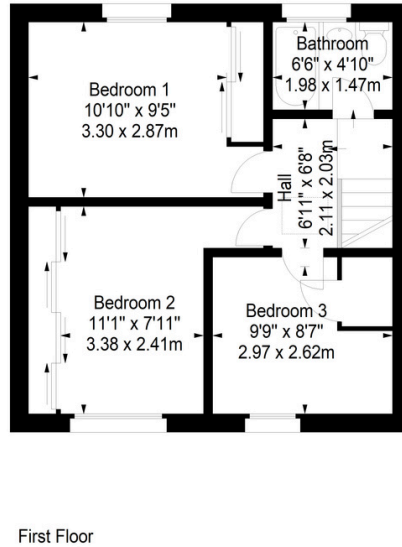
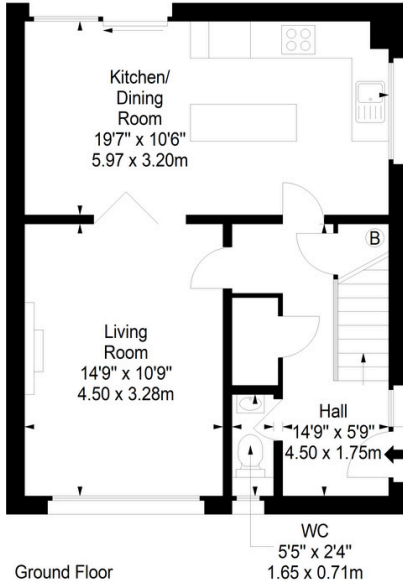
Situated within a peaceful residential area, this well-maintained end-terrace home lies in the highly desirable coastal town of Musselburgh. The property benefits from convenient access to a variety of local amenities, including shops, bars, and restaurants, while nearby Fort Kinnaird provides an even broader selection of retail options. A nearby train station is just a 5-minute walk away, making commuting to the city centre very easy. There are also good public transport links to the city centre and surrounding areas, with the A1 and City Bypass easily accessible. In move-in condition, the accommodation comprises a welcoming entrance hallway, a spacious living room with feature fireplace, a separate stylish kitchen/dining room, three good-sized bedrooms, a shower room, and a W.C. apartment. Externally, there are well-maintained private gardens to the front, side, and rear of the property, along with a residents' car park providing off-street parking and free on street parking. The property further benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, and dishwasher. All appliances included in the sale are sold as seen, with no warranty provided.



**Whitehill Avenue,
Musselburgh,
East Lothian, EH21 6PF**



Approx. Gross Internal Area
929 Sq Ft - 86.30 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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