

113 Millhill

MUSSELBURGH, EH21 7RP



A rare four-bedroom Georgian double upper in one of Musselburgh's most prestigious settings



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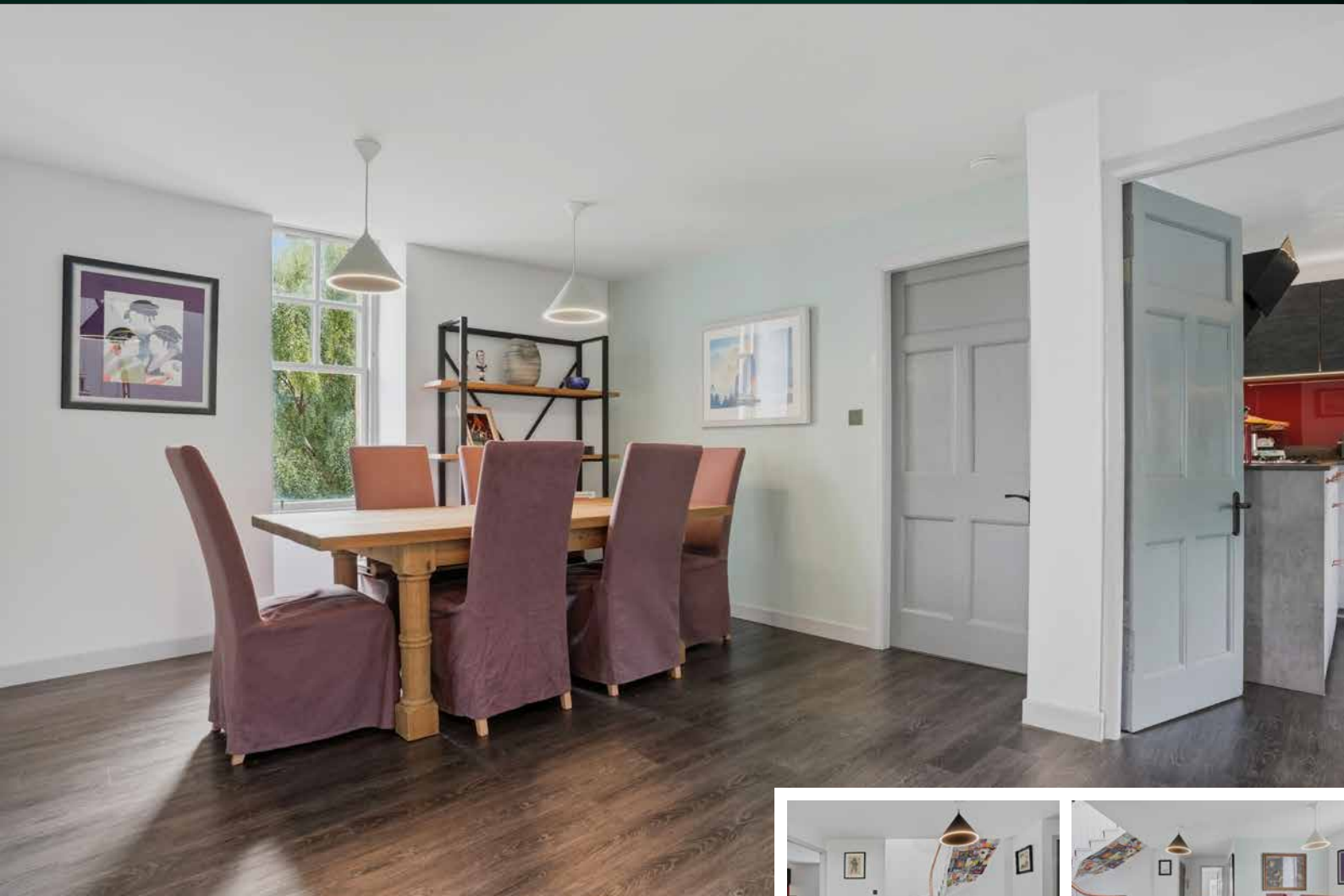


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Positioned within one of Musselburgh's most distinguished Georgian terraces, this exceptional double upper is a home of remarkable character, where elegant period architecture meets beautifully considered modern living. Overlooking the tranquil River Esk, with picturesque views enjoyed from most rooms, this is a rare opportunity to acquire a home that effortlessly combines heritage, space and style.

THE DINING ROOM



A handsome main-door entrance, framed by a private front garden, immediately sets the tone for what lies beyond. The impressive private staircase creates a wonderful sense of arrival, while a versatile room on the first landing offers the perfect home office, studio or generous storage space. The principal accommodation occupies the upper floors, where a broad and welcoming landing has been cleverly transformed into an elegant dining area, showcasing the generous proportions synonymous with Georgian homes.

The magnificent living room is bathed in natural light through its beautiful sash windows, offering a refined yet inviting space for both entertaining and everyday living.

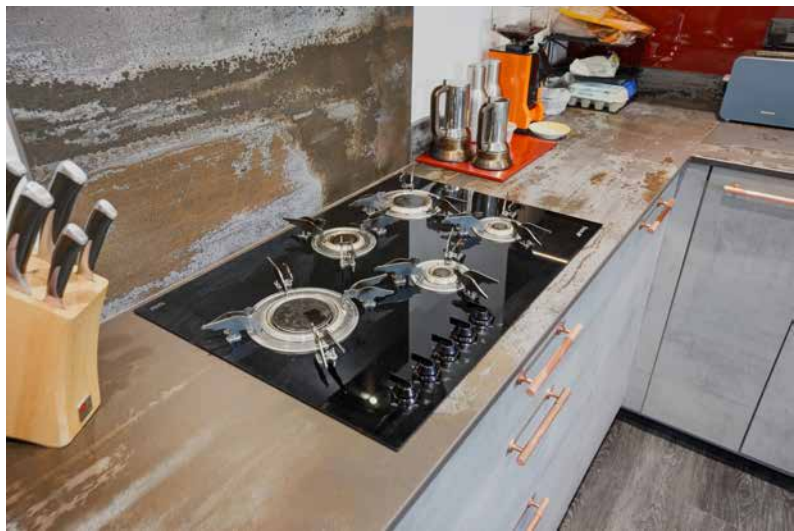
THE LIVING ROOM



THE KITCHEN



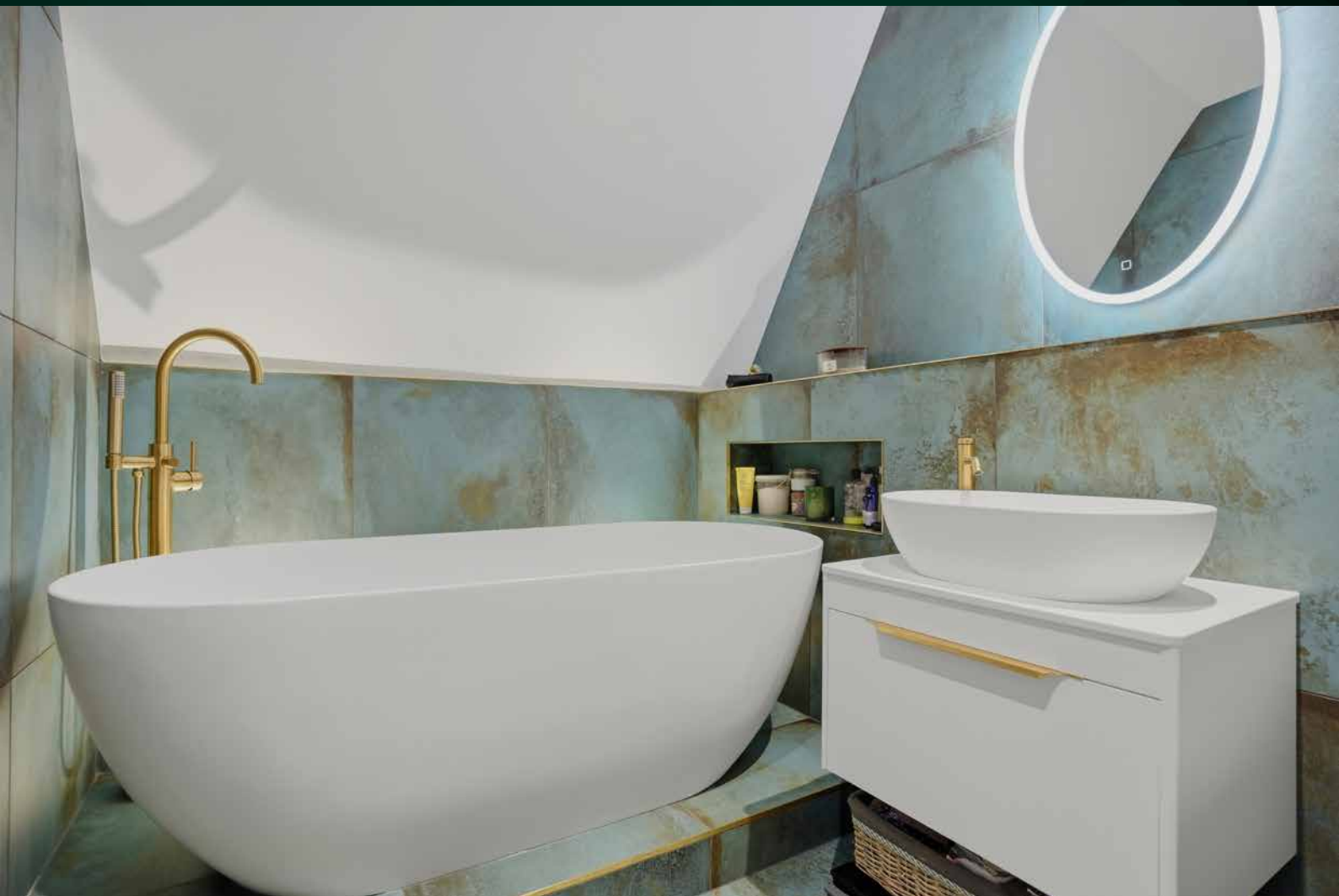
The thoughtfully designed kitchen balances timeless style with modern practicality, making excellent use of the available space while complementing the character of the home. A well-proportioned bedroom on this level provides flexible accommodation for guests or family.





The upper floor continues to impress with three further bedrooms. Two spacious double bedrooms provide generous accommodation, while the luxurious principal suite offers a peaceful retreat complete with its own stylish en-suite bathroom. A beautifully appointed family bathroom, finished with high-quality fixtures and elegant detailing, completes the accommodation.

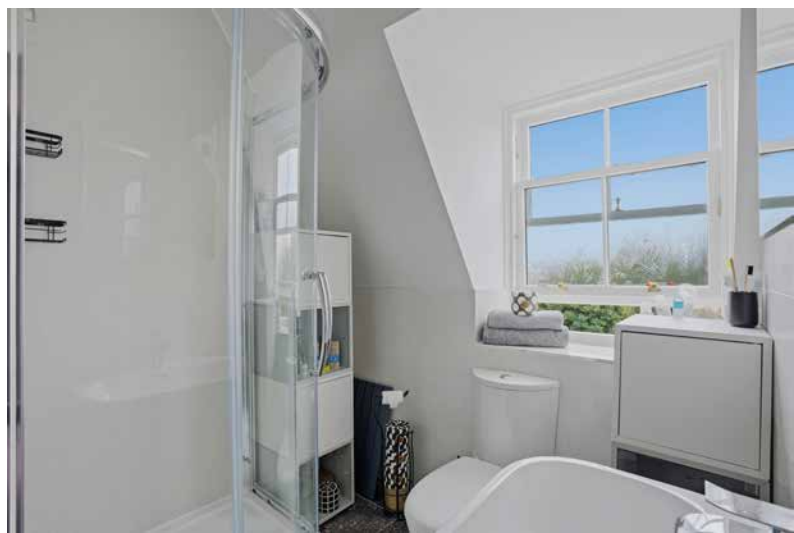
THE BATHROOM



BEDROOM 1



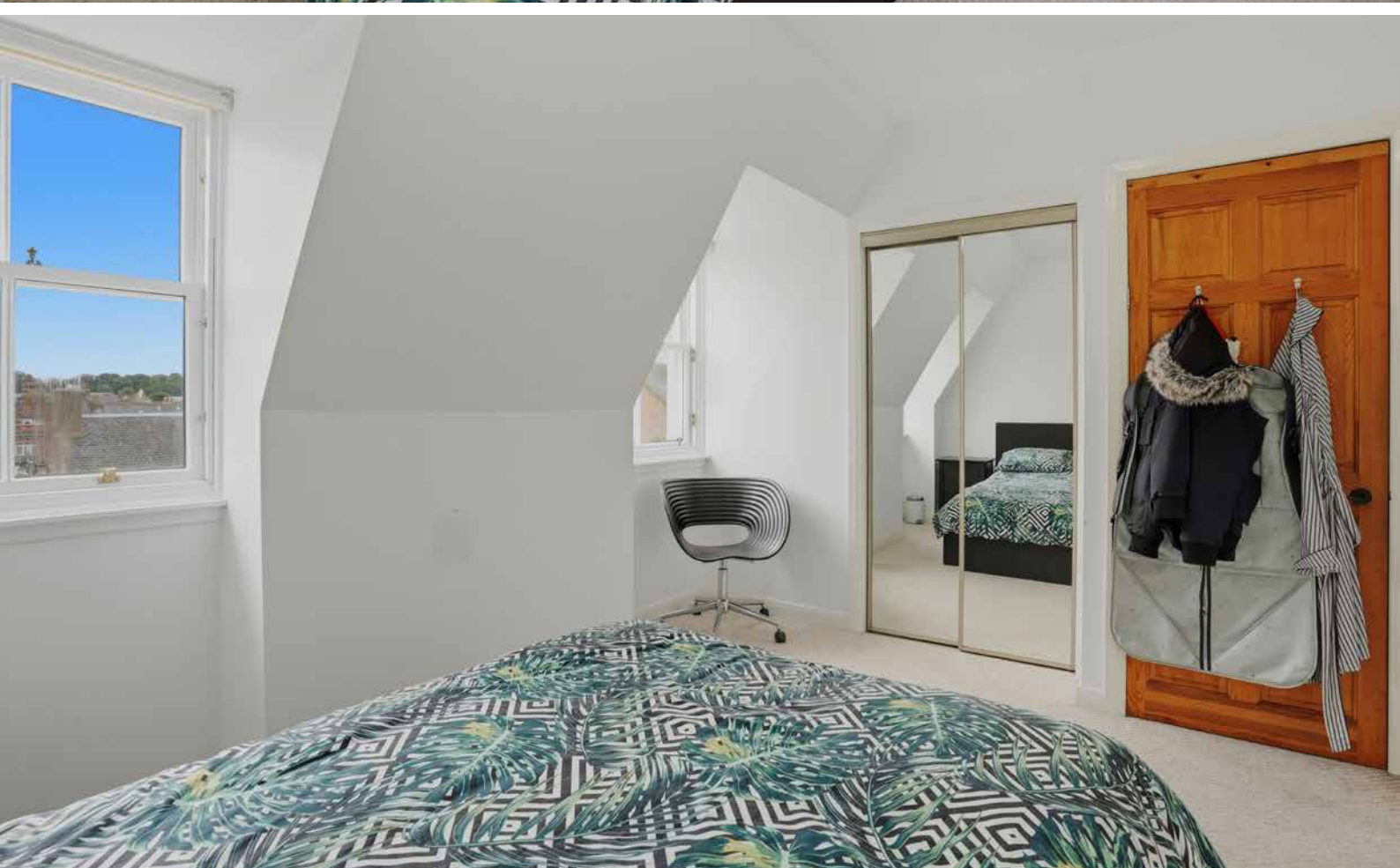
the luxurious principal suite offers a peaceful retreat complete with its own stylish en-suite bathroom



BEDROOM 2



BEDROOM 3



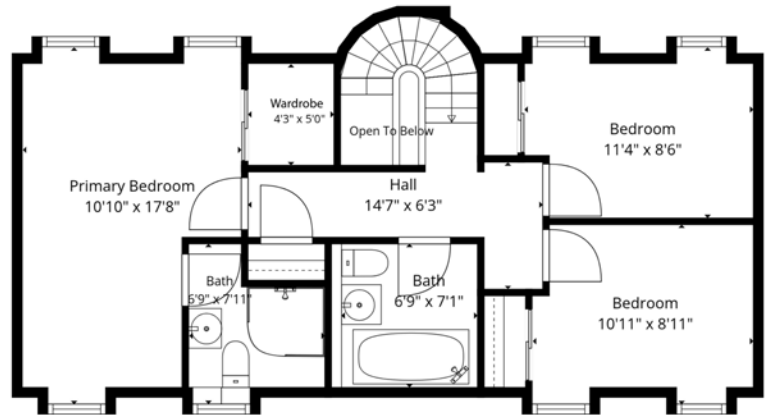
Rich in original character, from its grand proportions and soaring ceilings to its abundance of natural light, this outstanding home celebrates the best of Georgian architecture while embracing contemporary comforts. The captivating outlook across the River Esk provides an ever-changing backdrop throughout the seasons, creating a unique sense of tranquillity just moments from Musselburgh's vibrant town centre, excellent schools, coastal walks, golf courses and superb transport links into Edinburgh.

Elegant, spacious and steeped in history, 113 Millhill is more than simply a home; it's an opportunity to own one of Musselburgh's finest period residences.

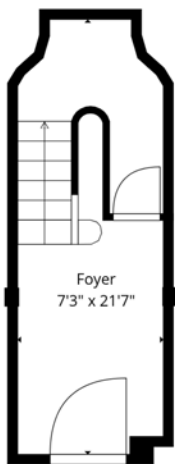
EXTERNALS



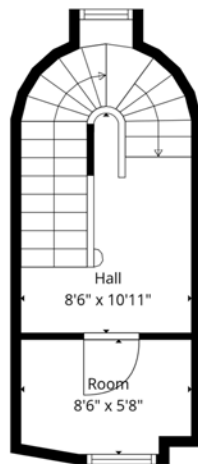
FLOOR PLAN & DIMENSIONS



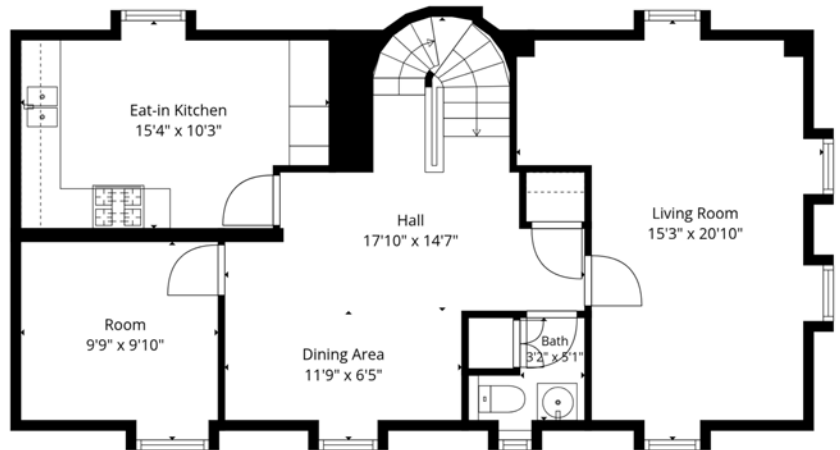
2nd Floor



Basement 2



Basement 1



1st Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 167m² | EPC Rating: C



THE LOCATION

Situated in the heart of historic Musselburgh, 113 Millhill enjoys an enviable riverside setting overlooking the picturesque River Esk. Renowned for its rich history, vibrant community and excellent amenities, Musselburgh offers the perfect balance of coastal charm and city convenience. The property is ideally positioned within walking distance of an excellent selection of independent cafés, restaurants, shops and supermarkets, while the bustling High Street and picturesque harbour are just moments away.

Scenic walks along the River Esk and nearby coastline provide an exceptional outdoor lifestyle, with Fisherrow Harbour, Musselburgh Beach and the John Muir Way all within easy reach.





For those with an active lifestyle, Musselburgh is home to a wealth of leisure facilities including the world-famous Musselburgh Racecourse, Musselburgh Links, recognised as the oldest golf course in the world, as well as several modern sports and fitness facilities. Families are well catered for with highly regarded primary and secondary schooling nearby, together with Queen Margaret University, all contributing to the area's enduring appeal.

Commuters will appreciate the outstanding transport connections. Musselburgh Railway Station offers regular services to Edinburgh Waverley in around seven minutes, while frequent bus services and convenient access to the A1 and Edinburgh City Bypass provide swift links to Edinburgh city centre, East Lothian and beyond.

Combining a prestigious riverside setting with exceptional amenities, excellent schools and superb transport links, this sought-after location offers an outstanding lifestyle in one of East Lothian's most desirable towns.



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