



103 Millhill

MUSSELBURGH, EH21 7RP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set on the banks of the River Esk in the popular East Lothian town of Musselburgh, this well-presented three-bedroom semi-detached home offers bright, spacious accommodation arranged over two levels.

The ground floor welcomes you with a hallway leading to two generously proportioned double bedrooms, each benefiting from built-in wardrobes. One enjoys a sunny south-east-facing aspect to the front, while the other overlooks the rear. Both are served by a contemporary shower room fitted with a walk-in shower, washbasin and WC.

On the first floor, a light-filled dual-aspect living and dining room takes full advantage of the idyllic outlook across the River Esk. Finished in a neutral décor with plush carpeting, this inviting space provides the perfect setting for everyday living and entertaining. Also on this level, the modern kitchen is fitted with a range of white wall and floor units complemented by grey worktops and integrated appliances including an oven, hob and extractor hood.

A third spacious double bedroom, complete with built-in wardrobes and delightful river views, is located on this floor alongside a convenient WC.





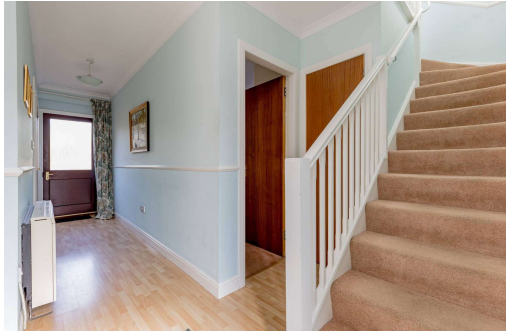
Outside, a private gated patio opens directly onto the banks of the River Esk, creating a tranquil space to relax and enjoy the waterside setting. A private driveway to the front of the property provides off-street parking

Additional Information: Property factor - Lowther Homes. Quarterly charges - £229.60 total (split £100.35 for landscaping and management fee, and £129.25 for building insurance).



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob and extractor fan, and free-standing fridge-freezer and washing machine will be included in the sale



Property Image 11 - page 4



PROPERTY FEATURES

- ❑ Three-bedroom end-terrace
- ❑ Dual-aspect living and dining room
- ❑ Kitchen
- ❑ Three double bedrooms
- ❑ Contemporary shower room and guest WC
- ❑ Private rear patio
- ❑ Driveway
- ❑ Electric heating
- ❑ Double glazing
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Conservation Area

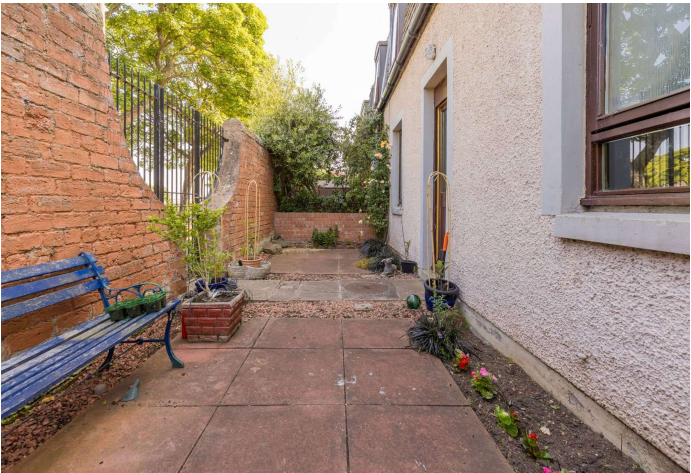
MUSSELBURGH

Nestled on the southern shore of The Firth of Forth along the banks of The River Esk, Musselburgh is a historic East Lothian town just six miles from Edinburgh and within easy reach of the picturesque beaches of Gullane and North Berwick. The town benefits from a diverse mix of local and high street shops, cafés, and restaurants, including Luca's famous icecream parlour. For larger shopping requirements, residents enjoy access to a Tesco and Lidl, whilst Fort Kinnaird Retail Park is just a short drive and offers casual dining options such as Pizza Express and Five Guys, a multi-plex Odeon Cinema, and popular retailers like Primark, Boots, and TK Maxx.

This vibrant community is renowned for its world-class racecourse and the Musselburgh Links Golf Club established in 1938 and set within attractive parkland. There is also a sports centre with a 25m swimming pool, gym, and a range of fitness classes. Historic attractions include Newhailes House and Garden and the picturesque Inveresk Lodge Garden, featuring a 17th-century house set within a traditional walled garden.

Educational provisions are well catered for, with several primary schools and Musselburgh Grammar School alongside private options such as Loretto School and additional choices in nearby Edinburgh. Queen Margaret University is only a five-minute drive.

Excellent public transport links, including a train station with regular services to the city centre and an efficient bus network, further enhance the town's appeal particularly for commuters.

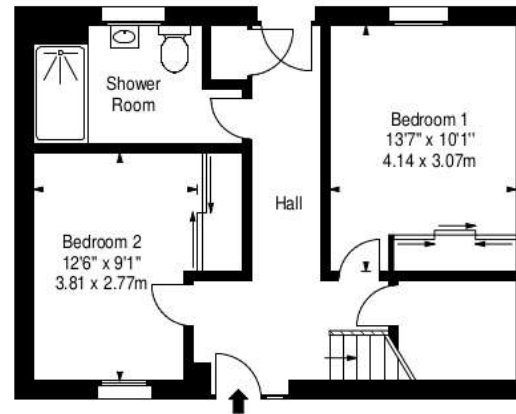




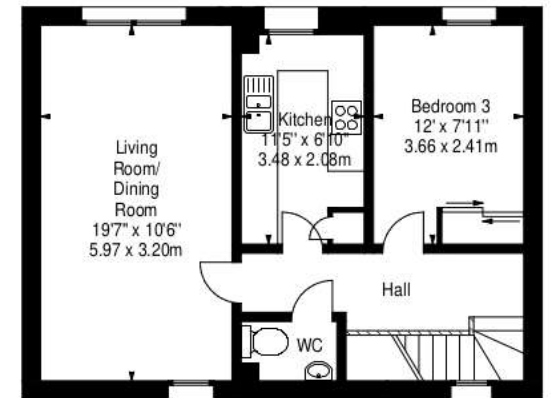
Millhill,
Musselburgh,
East Lothian, EH21 7RP



Approx. Gross Internal Area
1033 Sq Ft - 95.97 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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