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## 7 Monktonhall Place

Musselburgh, EH21 6RR



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Tucked away in a quiet cul-de-sac in Musselburgh, this two-bedroom mid-terraced house presents an ideal home for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected location. The property benefits from a fully enclosed rear garden, allocated parking space and easy access to everyday amenities. A practical entrance porch provides shelter before stepping into the bright living room, where a large front-facing window brings in plenty of natural light. To the rear, the kitchen enjoys direct garden access and features a functional layout with wall and base cabinetry, integrated cooking appliances, and undercounter space for whitegoods. Upstairs, a central landing connects to two comfortable double bedrooms, both benefitting from built-in storage. A bathroom serves the home with a three-piece suite and overhead shower. Outside, the enclosed rear garden offers a lawn, patio, and gravel section—perfect for relaxing or entertaining. The low maintenance front garden is attractively landscaped with paving and decorative stonework.

## Features

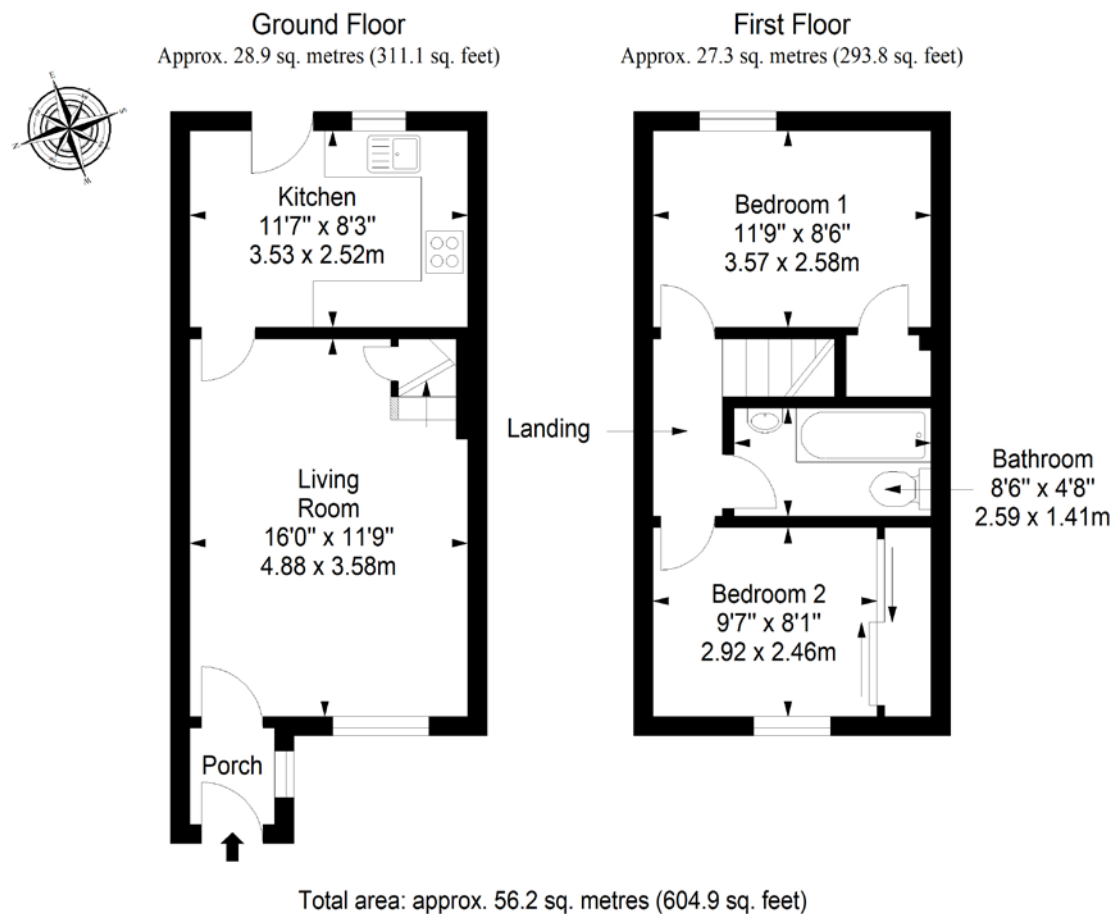
- Quiet residential setting in popular Musselburgh
- Mid-terraced house with enclosed rear garden
- Entrance porch
- Bright living room with front-facing window
- Breakfasting kitchen with garden access
- Two double bedrooms, both with fitted storage
- Bathroom with a shower-over-bath
- Front garden and fully enclosed rear garden
- Double glazing and gas central heating
- Allocated parking space
- EPC - C







# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

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All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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