



42C Millhill
MUSSELBURGH | EH21 7RN


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Beautifully presented, one-bedroom, ground floor flat forming part of a traditional tenement, located in the popular East Lothian town of Musselburgh, within easy reach of the city bypass and Edinburgh city centre.

The property comprises an entrance hallway with two storage cupboards and secure entry. The bright and generous kitchen/living room features a large window that lets in an abundance of natural light, with space for dining and a fully fitted kitchen currently comprising a fridge/freezer, electric hob, oven, fan and washing machine. There is a well-proportioned bedroom with built-in storage, which also houses the boiler. Completing the accommodation is the bathroom, with a shower over the bath. This lovely property further benefits from gas central heating, double glazing, on-street parking, a shared garden and ample storage.

Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented ground floor flat
- Entrance hallway with secure entry
- Spacious kitchen/living room
- Well-proportioned Bedroom with storage
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Shared garden and on-street parking.

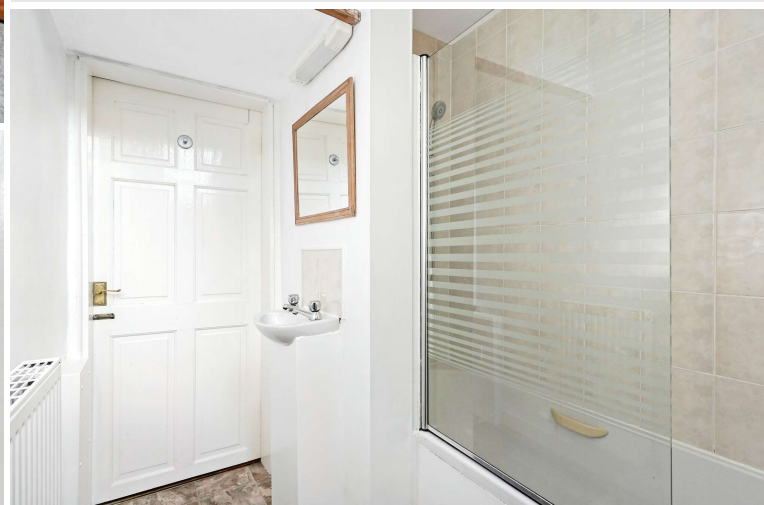
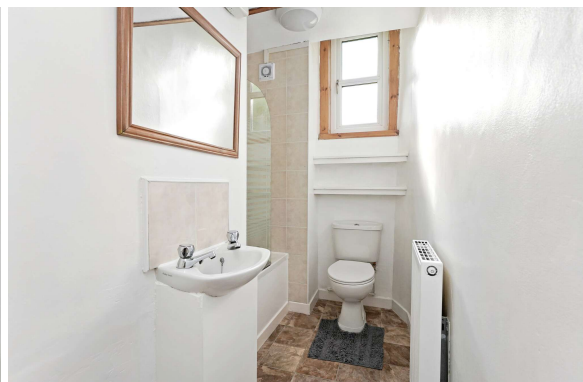
Energy Rating D. Council Tax A.

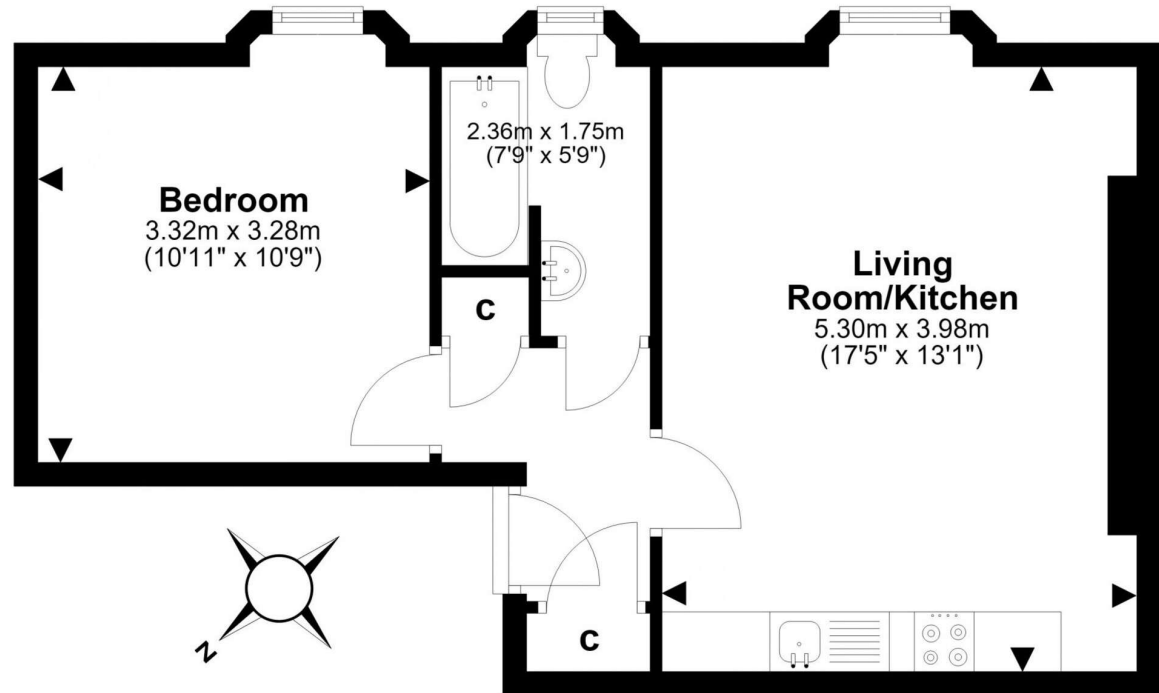
All fixtures, fittings, integrated kitchen appliances. fridge, washing machine and curtains will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.