



Musselburgh

31 Monktonhall Terrace
EH216ER



Lower Flat

OFFERS OVER £215,000

- Entrance vestibule
- Hallway
- Livingroom with bay window
- Kitchen
- 2 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private front and rear garden
- Unrestricted on street parking
- Traditional features
- Ideal 1st time purchase or downsizer property
- Musselburgh train station close by



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



This bright and spacious lower flat is located in the ever-popular town of Musselburgh. Musselburgh is the largest town in East Lothian and is popular for those looking for a more rural setting to live but still wish to commute easily to Edinburgh. The town offers a broad selection of shopping facilities including a Tesco, Aldi and Lidl along with other small independent shops. Local recreational facilities include golfing, Musselburgh Racecourse, Musselburgh harbour and beach and many fine walks.

The flat opens to an entrance vestibule which leads to a welcoming L-shaped hallway with wooden floor, 3 built in storage cupboards, and the accommodation off. The spacious front facing living room features a wooden floor, and several features including a bay window with shutters, a log burner in a surround, ornate ceiling rose and an Edinburgh Press. To the rear is a kitchen with base and wall units, built in pantry cupboard, integrated oven with electric hob, fridge freezer, a freestanding washing machine and giving access to the rear gardens. To the rear of the property are two double bedrooms. Completing the accommodation is the rear facing shower room with tiled floor, WC with concealed cistern, wash hand basin within a vanity unit, and a walk-in shower.

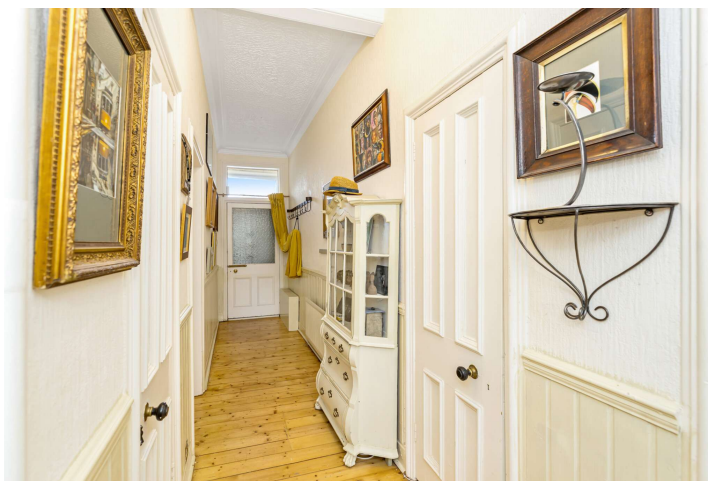
Additional benefits include gas central heating, double glazing private front and rear gardens, summer house, and unrestricted on street parking in the surrounding area.

EXTRAS

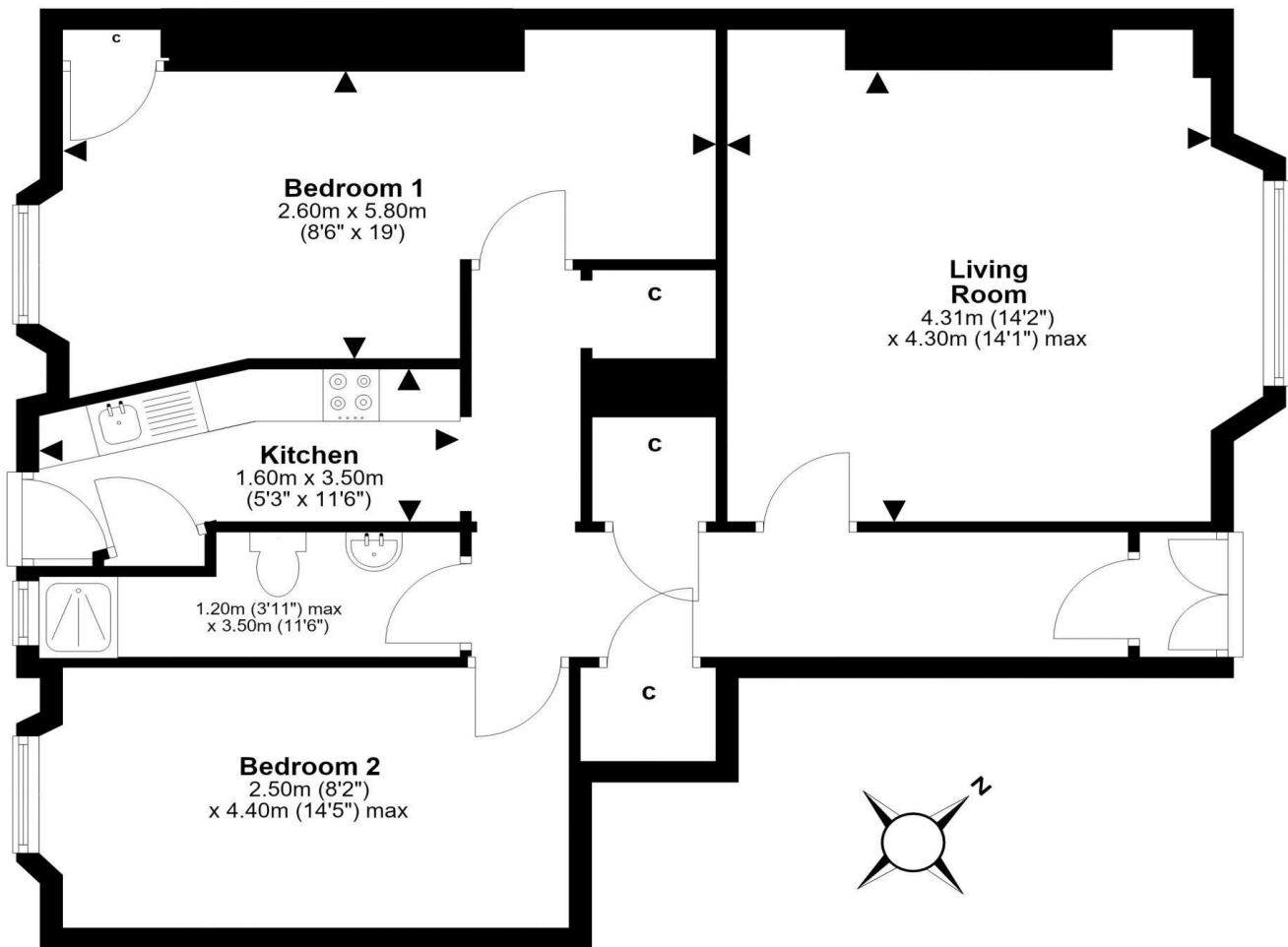
All aforementioned white goods, shutters, light fittings, summerhouse and garden sheds to be included in the sale (no warranties to be given).

OFFERS

Offers Over £215,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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