



43 MONKTONHALL TERRACE

Musselburgh, East Lothian, EH21 6ES



1

Public Room



2

Bedroom



1

Bathroom

43 MONKTONHALL TERRACE

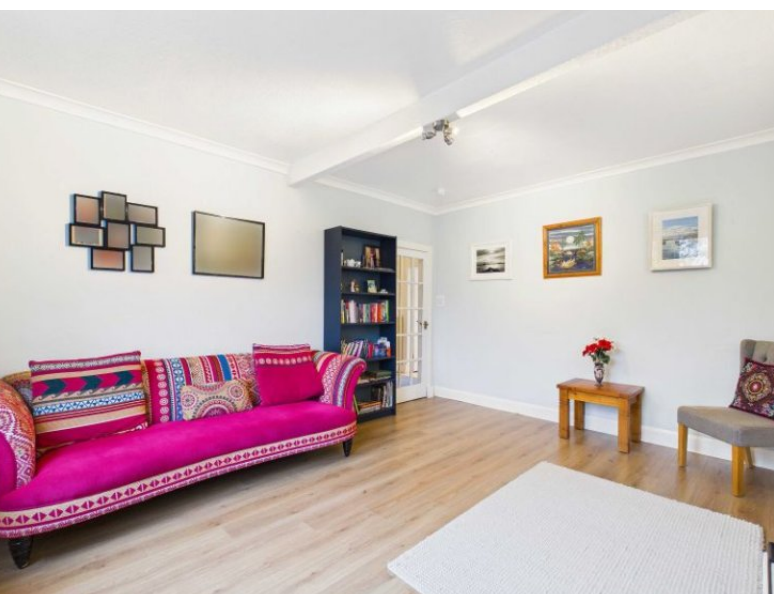
With shops, cafés, and coastal walks close at hand, 43 Monktonhall Terrace sits in a convenient spot in this popular East Lothian town. Excellent transport links provide straightforward access to Edinburgh, while the town's welcoming atmosphere and everyday amenities make it an appealing choice for buyers seeking a well-connected home with outdoor space. The ground-floor flat benefits from its own entrance and gardens to both the front and rear. A vestibule opens into a hallway with storage, leading to a bright living room with twin windows and a fireplace. There is a modern kitchen and a generous principal bedroom, as well as a versatile second room, ideal as either a bedroom or a dining room. A three-piece bathroom and unrestricted on-street parking complete the property. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included. Other items of furniture can be made available through separate negotiation.

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HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Ground-floor flat in Musselburgh
- Private main entrance
- Vestibule and hallway with storage
- Bright living room with twin windows and fireplace
- Modern kitchen with rear garden access
- Generous principal bedroom
- Versatile second bedroom/dining room
- Bathroom with three-piece suite
- Private front garden
- Private rear garden
- Unrestricted on-street parking







THE BEDROOMS
& BATHROOMS



MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world.

Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 01620 893 481

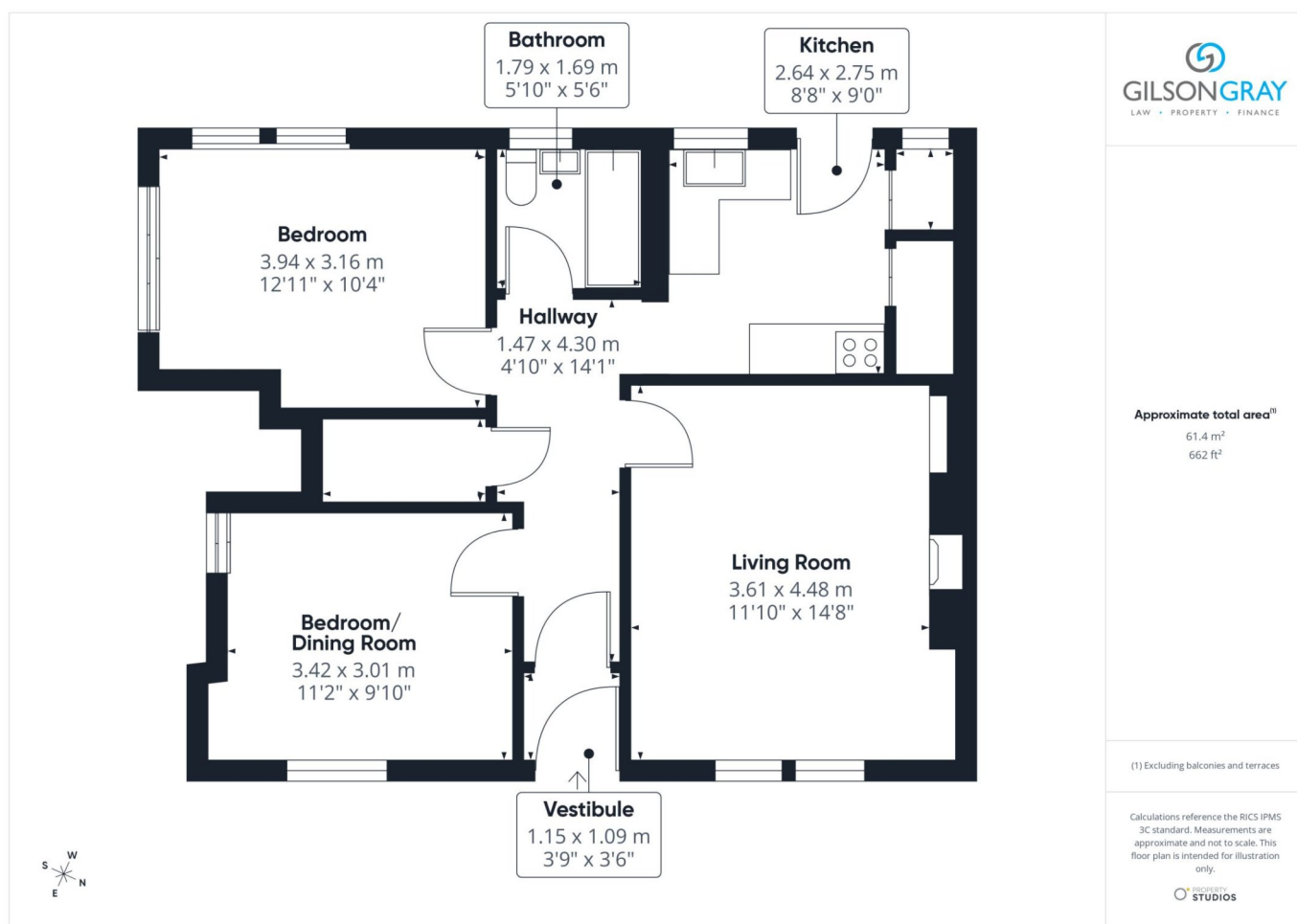
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