







23 Whitehill Farm Road

Musselburgh, EH21 6PG

A

"Whitehall Farm Road is a beautifully presented two-bedroom terraced house within a sought-after area"

- HALLWAY
- SITTING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS













LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

DESCRIPTION

Whitehall Farm Road is a beautifully presented two-bedroom terraced house, situated within the sought-after area of Musselburgh. The charming accommodation, which is offered in genuine move-in condition, comprises: welcoming entrance hallway; bright and generously proportioned east facing living room featuring a front-facing window allowing an abundance of natural morning light; modern kitchen/diner fitted with ample base and wall-mounted units, integrated oven and hob, and French doors leading to the enclosed west-facing rear garden; carpeted staircase leading to the upper landing with access hatch to the attic space; generously sized double bedroom 1 with fitted wardrobe space; double bedroom 2 situated to the rear and a family bathroom fitted with a shower over the bath.

Further benefits include gas central heating; double glazing; front garden with mature shrubs; enclosed, low-maintenance private rear garden; and excellent local amenities and transport links, including Musselburgh railway station, which is conveniently located within a few minutes' walk.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

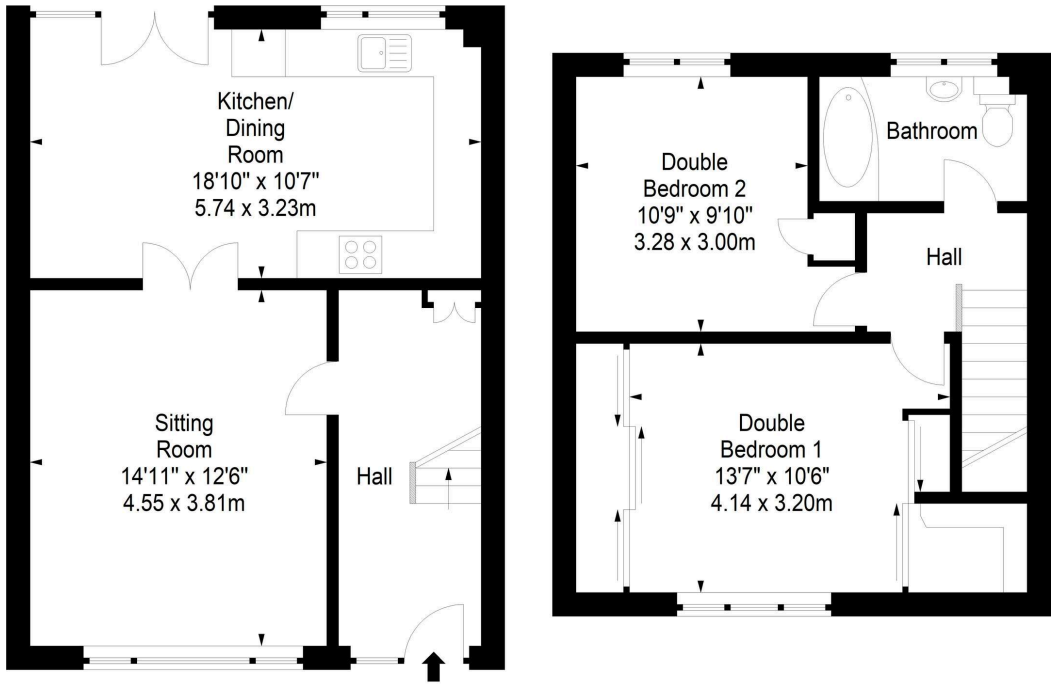




Whitehill Farm Road,
Musselburgh,
East Lothian, EH21 6PG

SquareFoot

Approx. Gross Internal Area
913 Sq Ft - 84.82 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor First Floor

ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc ZOOPLA OnTheMarket rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565