

McDougall McQueen
solicitors & estate agents

124 Whitehill Avenue, Musselburgh, EH21 6TF

1 1 1 EPC C









Welcome

Welcome to Whitehill Avenue, an excellent opportunity has arisen to acquire this one-bedroom terraced property, pleasantly situated within a popular residential area of Musselburgh. Offering comfortable accommodation ideally suited to first-time buyers, couples or those looking to downsize, the property further benefits from private gardens to both the front and rear, together with a private driveway and an additional allocated parking space. Externally, the property enjoys the considerable advantage of private gardens to the front and rear, providing excellent outdoor space for relaxation and entertaining. Further benefits include a private driveway and an allocated parking space, offering particularly convenient off-street parking. Early viewing is recommended to appreciate the accommodation, outdoor space and parking provision offered by this appealing home.

Features

- Entrance vestibule
- Front facing living room
- Fitted kitchen to include white goods
- Double bedroom Bathroom comprising WC, wash hand basin and bath with shower over
- Upper landing, storage cupboards
- Attic storage
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway and allocated parking space to the rear (No 124)





Musselburgh

Whitehill Avenue is situated within the popular coastal town of Musselburgh, lying to the east of Edinburgh and offering an excellent range of local amenities and transport links. Musselburgh boasts a variety of shops, supermarkets, cafés, restaurants and leisure facilities, together with well-regarded schooling at both primary and secondary levels. The town is particularly appealing for its attractive coastline, harbour, sandy beaches and picturesque walks along the River Esk, while nearby Levenhall Links and Musselburgh Lagoons provide further opportunities for outdoor recreation. For commuters, Musselburgh benefits from its own railway station, regular bus services providing access to Edinburgh and surrounding areas, and convenient road links to the city centre and City Bypass. Combining a well-serviced town setting with attractive outdoor spaces, Musselburgh remains a popular choice for a wide range of buyers.

Extras

All fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale, where applicable. The bed is specifically excluded from the sale. Any additional items may be available by separate negotiation.





Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

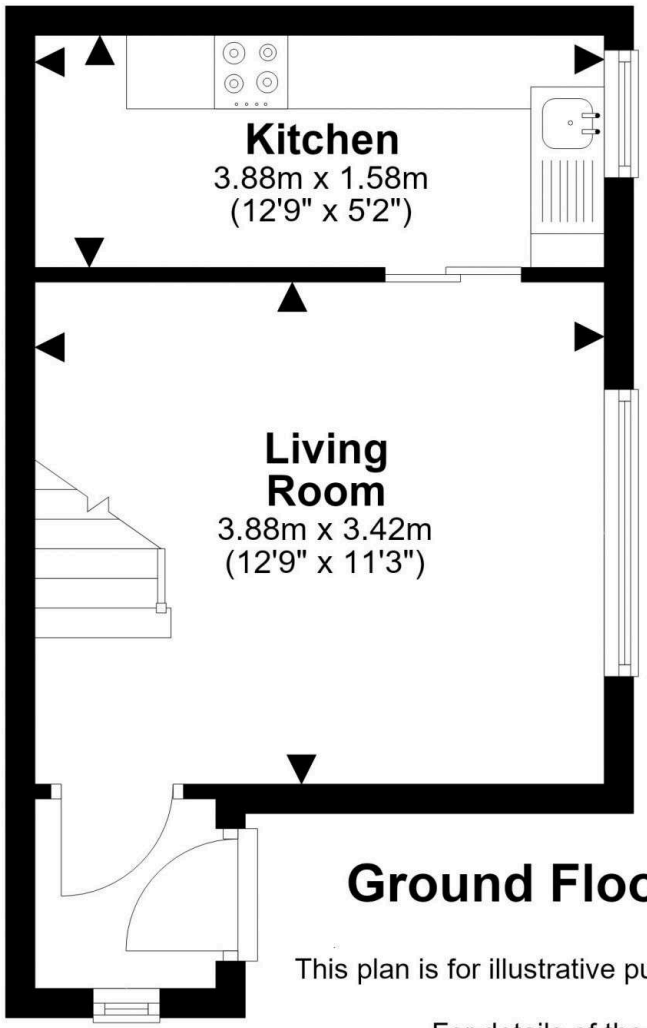
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

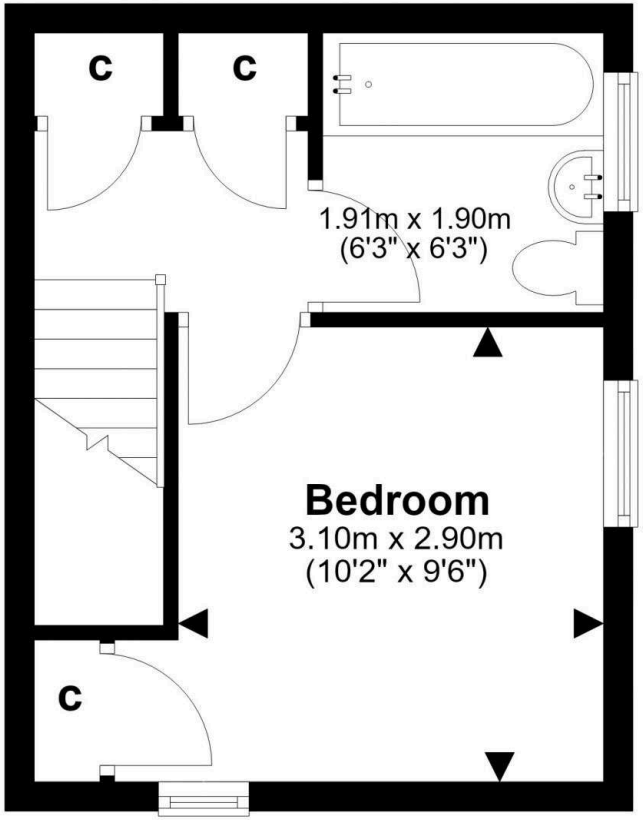
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.

