



## 42a Millhill, Musselburgh, East Lothian, EH21 7RN

Beautifully Presented, One Bedroom, Ground Floor Flat

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# Property Description

Beautifully presented, one bedroom, ground floor flat, forming part of a traditional stone-built tenement. Located in the picturesque town of Musselburgh, East Lothian, with close proximity to the riverside, waterfront and High Street.

Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom and a shower room.

Freshly prepared for the market, including a stylish bathroom and fitted kitchen with newly integrated appliances, and matching contemporary flooring.

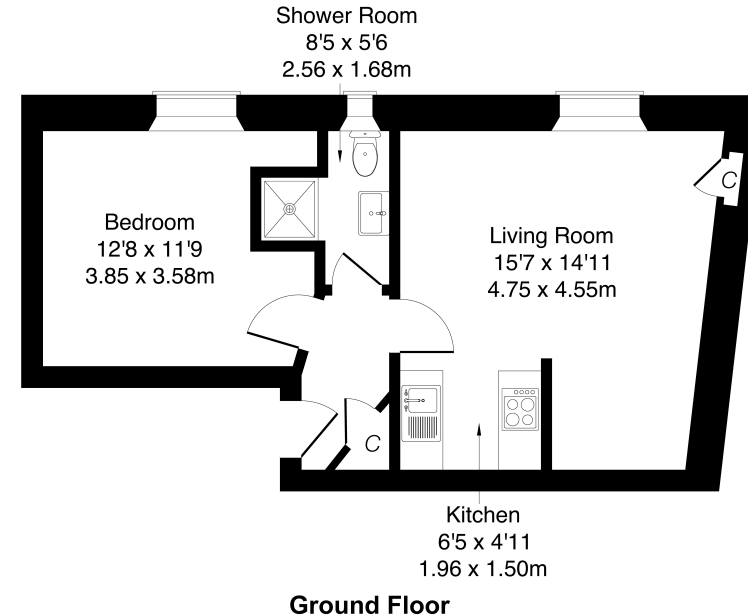
In addition, there is electric heating, double glazing, light neutral decor throughout, a shared garden to the rear, and unrestricted parking available to both the front and rear.

A welcoming entrance affords access throughout the property, and offers space for outerwear. Set to one side, a well-sized living room features light decor, herringbone-style wood effect flooring, a press, and ample space for dining. Whilst set to the rear of the room, the stylish kitchen is fitted with modern units, marble effect worktops with matching upstands, a sink with drainer and integrated appliances including an electric hob, oven and fridge/freezer.

Set to the other side, the bedroom is similarly well-finished with light decor and herringbone-style wood effect flooring; whilst completing the accommodation, the shower room is fitted with a modern suite including an electric shower with marble effect splash walls.

A 360 Virtual Tour is available online.

 **42A Millhill, Musselburgh, EH21 7RN**  
Approximate Gross Internal Area: (420 sq ft - 39 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.





This image has been virtually staged



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