



GARDEN STIRLING BURNET

6 MONKTONHALL TERRACE
MUSSELBURGH, EAST LoTHIAN, EH21 6ER





Well-presented with attractive, modern interiors and neutral décor throughout, this main-door lower villa forms part of a handsome, traditional terrace in Musselburgh, situated opposite the lovely green space of Haugh Park. The home offers two versatile double bedrooms, a large living room, a kitchen, and a bathroom, plus private front and rear gardens and access to unrestricted on-street parking. The front door opens into a small vestibule, leading through to a welcoming hallway with built-in storage cupboards, immediately setting the tone for the interiors to follow with neutral décor and coordinating flooring. On your right, you step into a living room, where a generous footprint allows for various configurations of lounge furniture, and a bay window floods the room with natural light through the day and frames leafy views. The room is elegantly presented with pared-back décor, wood-styled flooring, and traditional corncicing, whilst a fireplace (flanked by an Edinburgh press) creates a warming focal point. In the neighbouring kitchen, modern wall and base cabinets are accompanied by workspace and splashback tiling, as well as an integrated oven, hob, and extractor hood. A useful adjoining pantry offers additional storage space.

FEATURES

- Traditional main-door lower villa in Musselburgh
- Situated adjacent to Haugh Park
- Vestibule and welcoming hall with storage
- Large, bay-fronted living room with fireplace
- Attractive, modern kitchen with adjoining pantry
- Two generous and airy double bedrooms
- Modern bathroom with shower-over-bath
- Low-maintenance front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing





The flat accommodates two well-proportioned and airy double bedrooms, both offering plenty of space for freestanding furniture. One of the bedrooms is currently being utilised as a dining room and affords access to the garden. Finally, a modern bathroom completes the accommodation on offer, comprising a bath with an overhead shower, a wall-mounted basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the flat enjoys private, low-maintenance gardens to the front and rear, predominantly gravelled for easy upkeep, with the rear featuring a shed for useful external storage. Unrestricted on-street parking can be found on Monktonhall Terrace.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. No warranties shall be given.







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, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

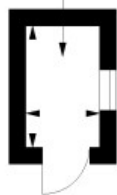
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

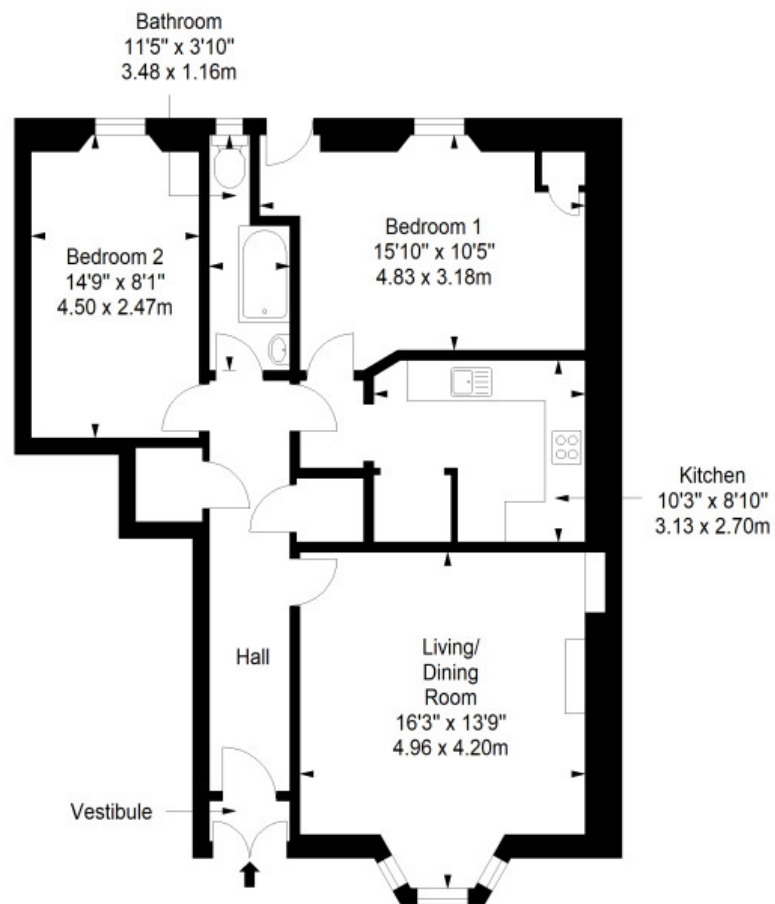
FLOORPLAN

Shed
Approx. 2.0 sq. metres (21.5 sq. feet)

Shed
3'7" x 5'11"
1.10 x 1.80m



Ground Floor
Approx. 72.4 sq. metres (779.3 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)