



2 Monktonhall Terrace

Musselburgh, EH21 6ER



"2 Monktonhall Terrace is a two-bedroom, main door period flat with an appealing and flexible layout"

- ENTRANCE VESTIBULE
- HALLWAY
- LOUNGE
- KITCHEN
- STUDY
- 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. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, 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 (Jewel & Esk campus) 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 D, however, please check with the local authority.



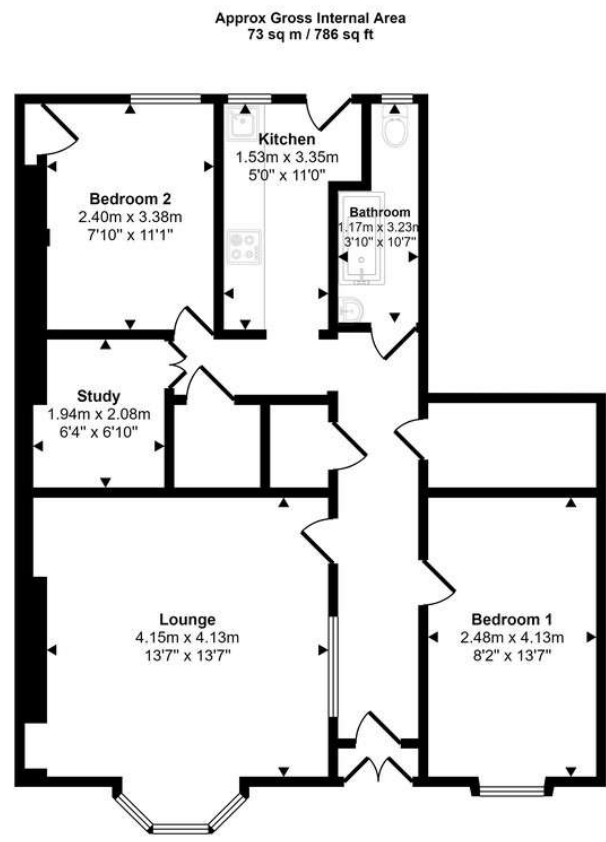
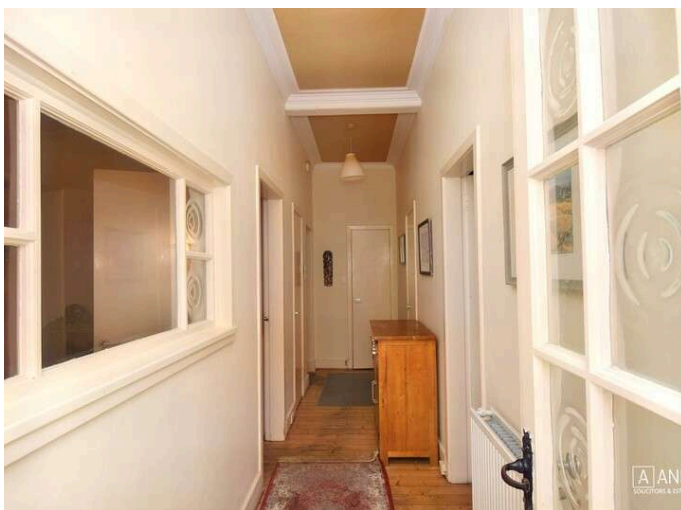
DESCRIPTION

2 Monktonhall Terrace is a two-bedroom, main door period flat with an appealing and flexible layout situated in a sought after East Lothian town of Musselburgh. There are open views to the front and charming private gardens to the front and rear. Internally the property benefits from a blend of period and modern features together with high ceilings and excellent levels of presentation. The accommodation comprises: entrance vestibule; welcoming "L" shaped hallway with storage cupboard off; bright and spacious, bay windowed living room with gas fire; kitchen with ample floor and wall mounted storage cupboards; front facing double bedroom 1; rear facing double bedroom 2; family bathroom with electric shower over bath and a versatile box room which completes the accommodation on offer. The property further benefits from gas central heating; double glazing and unrestricted car parking.

EPC RATING

The energy efficiency rating for this property is band D

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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