



# 3 Monktonhall House

Musselburgh, EH21 6SA



# "3 Monktonhall House is an immaculately presented, one bedroom first floor flat"

- STAIRWELL
- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- BEDROOM (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS 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. A short walk away you can reach Musselburgh train station, providing access to Edinburgh Waverley station in a mere 10 minutes. The River Esk is just a short stroll away, where you can enjoy a popular trail for road biking, running, and leisurely walks. Musselburgh golf club is right next door, a historic and picturesque golf course, Musselburgh beach is only a scenic walk away.

Musselburgh 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 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 and Queen Margaret University campus. 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 B,



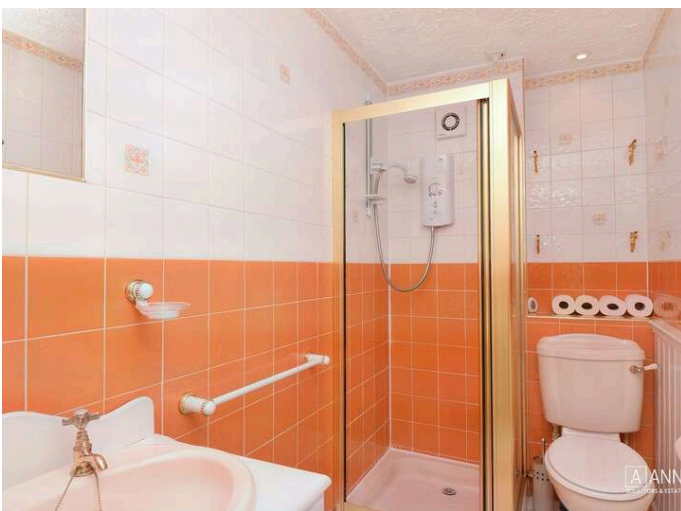
### DESCRIPTION

3 Monktonhall House is an immaculately presented, one bedroom first floor flat situated within the highly sought after residential district of Monktonhall in Musselburgh. This charming property is situated within a converted mansion house and is located within close proximity of Musselburgh Train Station and Musselburgh Golf Course, with a vast array of local and independent shops available on Musselburgh High Street. The accommodation comprises: welcoming hallway with deep storage cupboard off; bright and spacious, front facing living room/dining room with feature fireplace with gas fire; fully fitted kitchen with ample floor and wall mounted storage cupboards; generous, rear facing double bedroom with fitted wardrobe space and a fully tiled shower room with electric shower completes the accommodation on offer. Further benefits include: gas central heating; double glazing and resident's parking with allocated space to the rear.

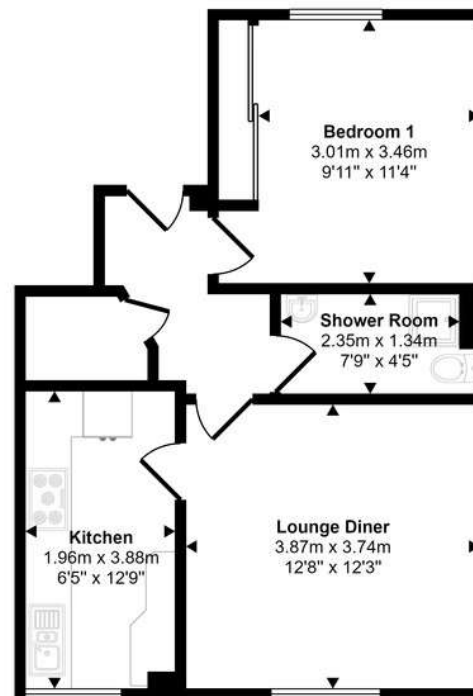
### EPC RATING

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.



Approx Gross Internal Area  
46 sq m / 493 sq ft



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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