



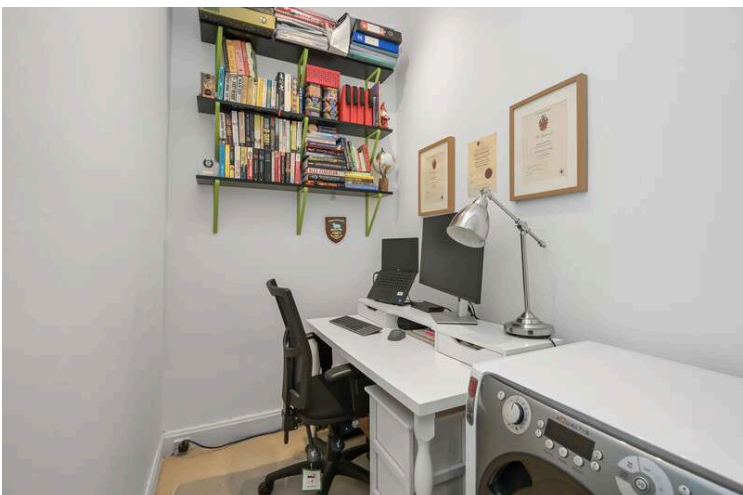
3E, Monktonhall Terrace, Musselburgh, East Lothian, EH21 6ER

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Perfectly placed in the ever-popular East Coast town of Musselburgh lies this outstanding main door upper villa, with traditional features a plenty and boasting a prime location, this property offers a delightful blend of classic charm and modern convenience. Perfect for those seeking a combination of the well-equipped town and the glorious coast. The property is adjacent from Haugh Park and is within walking distance of the Musselburgh train station. The beautifully presented accommodation comprises:

- Welcoming reception hallway
- Spacious lounge with feature bay window overlooking the park and formal dining space
- Stunning modern kitchen with integral appliances
- Two good sized bedrooms
- Box room, currently utilised as a home office
- Modern shower room
- Ample storage
- Attic space with potential for future expansion subject to planning
- Gas central heating & double glazing
- Manicured garden grounds to the rear



Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

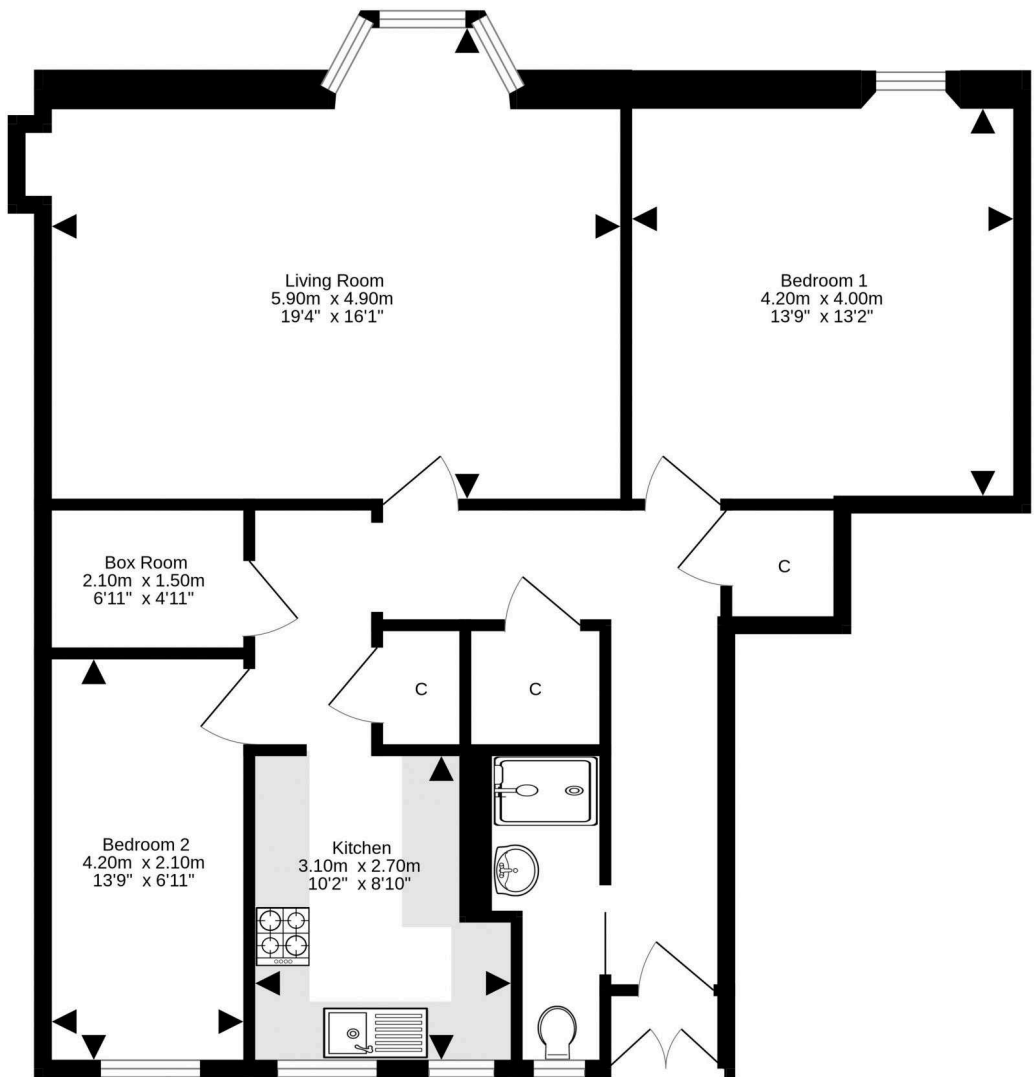
Extras

Extras - Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

