



Flat 1, 3 Millhill Wynd  
Musselburgh, EH21 7QZ



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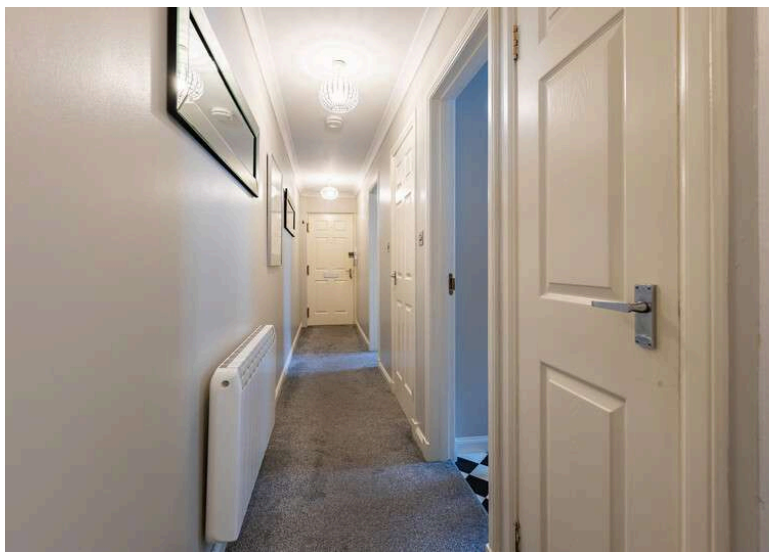


# Flat 1, 3

Millhill Wynd

Situated in Musselburgh, approximately six miles east of Edinburgh city centre, this lovely ground floor flat offers a fantastic opportunity for the first time buyer or indeed those looking to downsize.

- Modern development w/exclusive gated access to High Street
- Long hallway w/excellent storage
- Living room w/wall mounted electric fire
- Well-appointed kitchen
- Double bedroom w/built-in wardrobes
- Three-piece bathroom
- Double glazing & electric heating
- Shared garden & residents parking



Offers Over: £150,000

Home Report: £155,000

EPC Rating: D

Council Tax: C

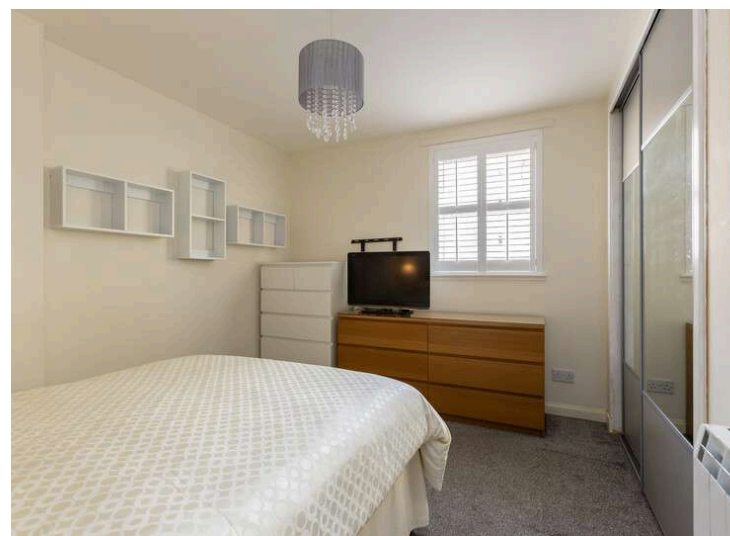
Tenure: Freehold

Approached from a well-kept shared stairwell with secure entry system, the front door of Flat 1 opens into a welcoming hallway with excellent built-in storage, including a large walk-in cupboard. The living room allows for various configurations and includes a modern, wall mounted fireplace. Next door is a well-appointed kitchen fitted with wall and base cabinets, along with appliances. A double bedroom benefit's from built-in wardrobes with sliding doors and completing the accommodation is a modern three-piece bathroom with a shower of the bath.

Further benefits include electric heating and double glazing. Externally, there is a shared garden and private parking. The flat benefits from exclusive access to a lockable gate with direct access to the High Street.

The development is managed by James Gibb and an approx cost of £62 is payable monthly. The cost includes block buildings insurance.

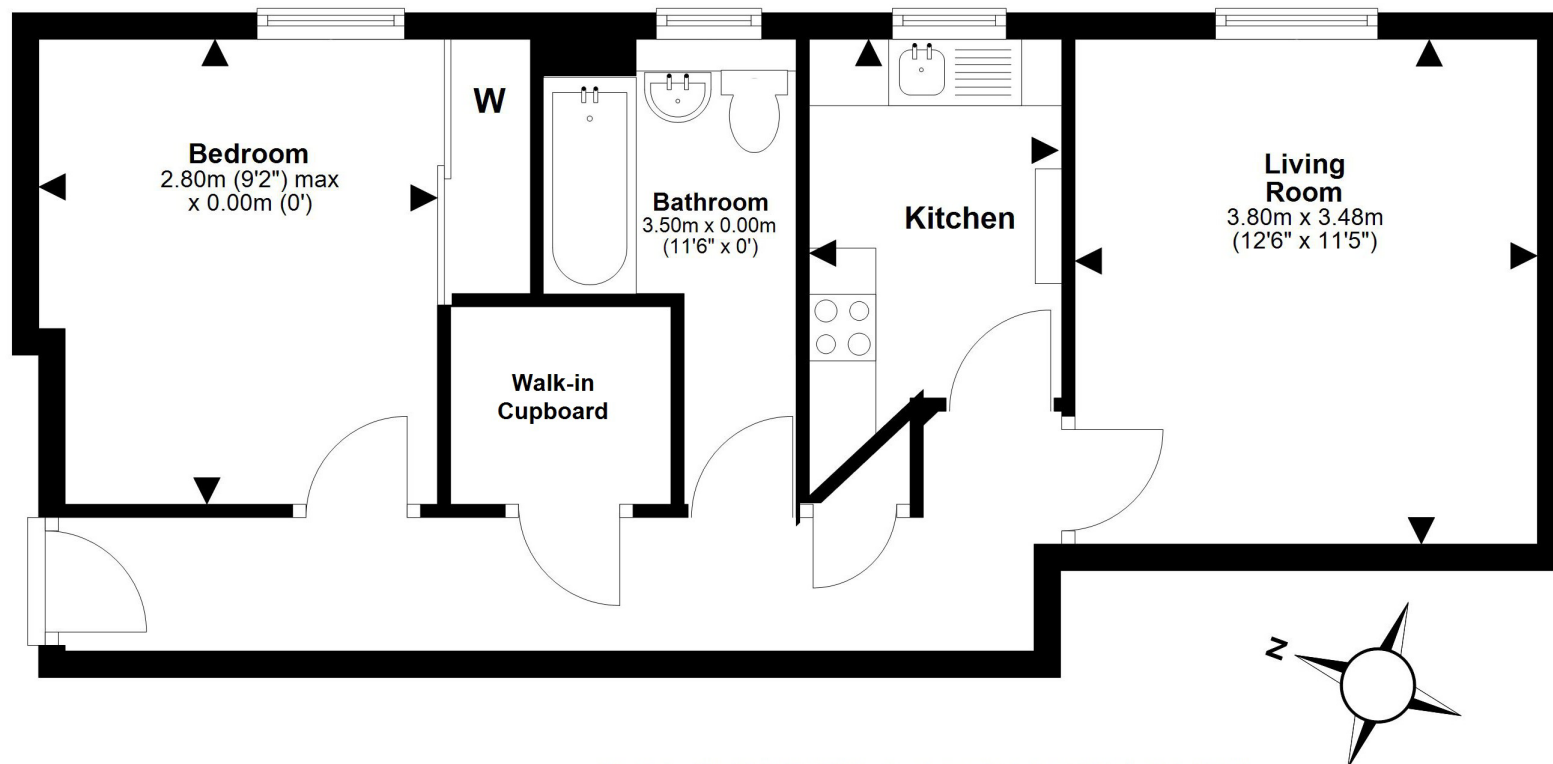
Extras: To include all fitted carpets and fitted flooring, light fixtures, window shutters, oven, hob, cookerhood, fridge/freezer, dishwasher and electric fireplace in the sale,



Musselburgh, with its seafront promenade, harbour and beach, offers an idyllic small-town lifestyle within easy reach of the capital. The thriving high street is lined with local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird.

Outdoor activities include strolls or cycles along the River Esk, golf at historic Musselburgh Links, sailing and water sports. Other sport and leisure highlights include Musselburgh Racecourse, and The Brunton Theatre.

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.



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 buyer.



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