



42A Millhill
Musselburgh, EH21 7RN



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.

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. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. 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

DESCRIPTION

42A Millhill is a bright one bed ground floor flat situated within an attractive and traditional stone-built tenement building dating from around 1899 and set in a sought-after Conservation area just off Musselburgh High Street.

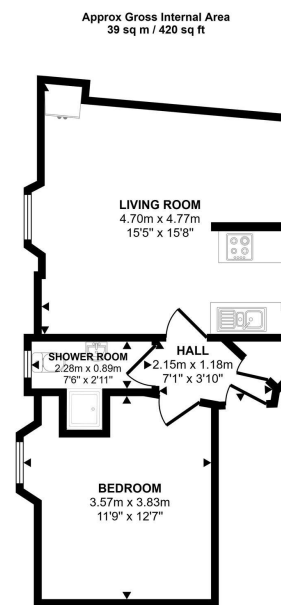
Accommodation comprises: Entryphone system; well maintained stairwell; entrance hall with good size storage cupboard; generous living room with designated kitchen area; excellent size double bedroom and shower room/WC with electric shower.

Further benefits include double glazing, enclosed shared garden with drying area and to the front is ample unrestricted on street parking.

The energy efficiency rating for this property is band F

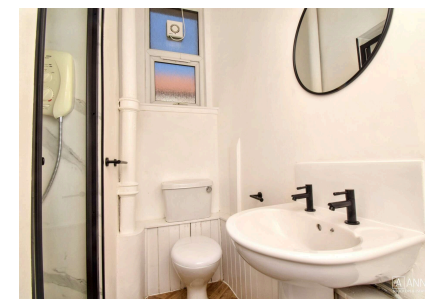
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



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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