



# 10C MILLHILL LANE

Musselburgh, East Lothian, EH21 7RD



1

Public Room



1

Bedroom



1

Bathroom



## 10C MILLHILL LANE

Welcome to a one-bedroom main-door ground-floor flat which offers bright and airy interiors, finished to high standards throughout with neutral styling. This beautiful home further benefits from a spacious living and dining room with a light-filled aspect, a modern kitchen with a Shaker-inspired design, and a quality three-piece shower room with a double walk-in shower enclosure. It also has excellent storage to help keep the interiors tidy and it has the additional benefit of a private off-street parking space.

The home also has a highly convenient setting in Musselburgh. Set close to the local racecourse and golf club, it is just a brief stroll from the various amenities of the High Street, while the nearby River Esk is perfect for tranquil walks. The local sandy beach is also with easy walking distance, along with schools and regular bus links. Just a short 30-minute drive from Edinburgh city centre, it offers an ideal base for anyone seeking a more relaxed pace of life close to the capital.







**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- A ground-floor flat with attractive interiors
- Prime location in popular Musselburgh
- Neutral décor and modern finishings
- Private main-door entrance
- Welcoming entrance vestibule
- Southeast-facing living/dining room
- Well-appointed kitchen
- Double bedroom with built-in wardrobe
- Contemporary three-piece shower room
- Private off-street parking







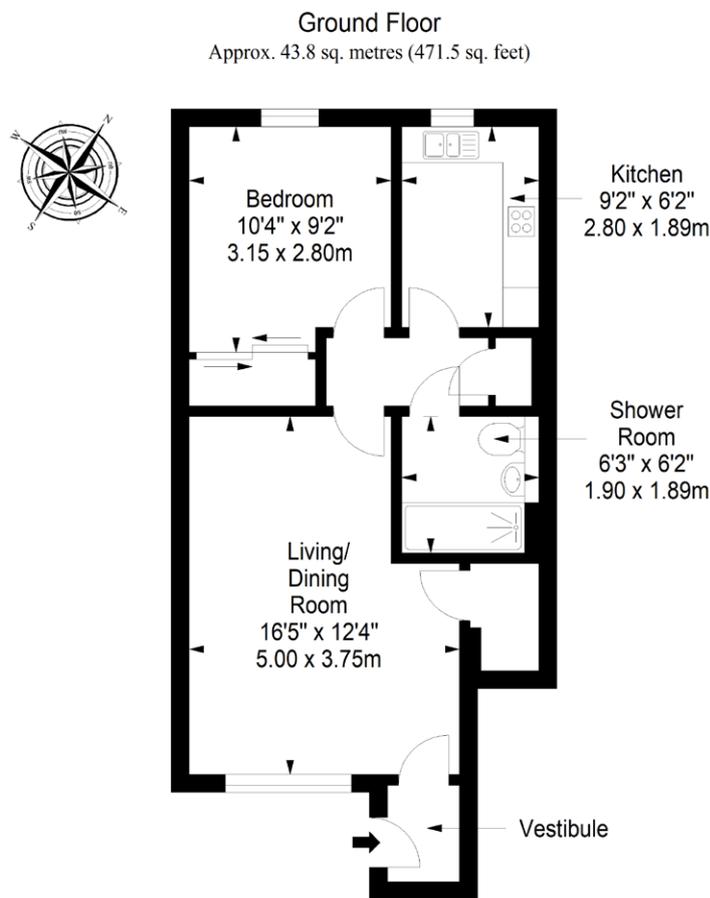


Extras: integrated appliances (oven, ceramic hob, concealed extractor, and fridge/freezer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. 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.



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

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