



7 MILLHILL LANE

Musselburgh, East Lothian, EH21 7RD



1
Public Room



2
Bedrooms



1
Bathroom



7 MILLHILL LANE

Quietly positioned in the heart of sought-after Musselburgh, within its conservation area and just a short stroll from the high street, schools, and the seafront, this enchanting mid-terraced house offers a delightful two-bedroom home. It exudes elegant character through classically styled interiors, complemented by a tasteful contemporary kitchen and a bright, modern bathroom with a P-shaped bath and overhead shower. The connected reception room and kitchen both open directly onto the south-facing enclosed rear garden, while a further gated garden lies to the front. Unrestricted on-street parking is readily available nearby.





**D**EPC
RATING**C**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
01620 893 481

Features

- Quiet central setting within Musselburgh's conservation area
- Seafront, shops, and schools close by
- Charming mid-terraced house
- Entrance hall
- South-facing living/dining room with garden access
- Bright contemporary kitchen with garden access
- Two double bedrooms (one ground-floor with storage)
- Bright modern bathroom with a bath
- Secure gardens (south-facing to the rear)
- Unrestricted on-street parking







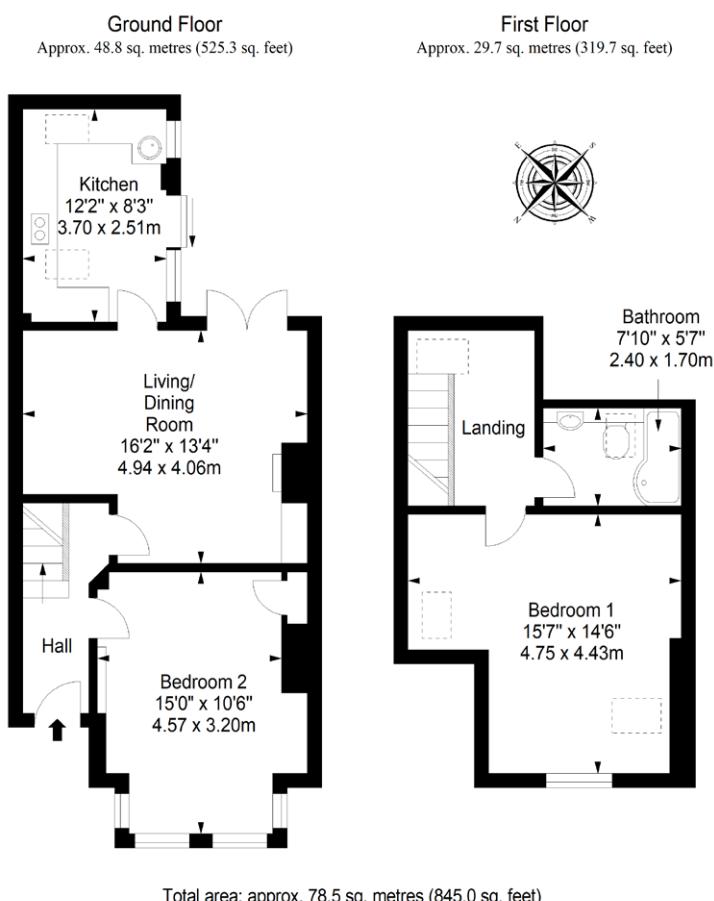


Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale.



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.



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