



21C Monktonhall Terrace, Musselburgh, EH21 6ER



## Welcome

This stunning double upper flat offers exceptionally flexible living accommodation, with a generous footprint at 128m<sup>2</sup>, which is larger than many family houses.

The property is entered via a welcoming vestibule and entrance hall, setting the tone for the space and character that follows. The outstanding bay window lounge is a particular highlight, flooded with natural light and centred around a living flame fire, creating a warm and inviting focal point. The room retains a wealth of period charm including picture and dado rails, along with Edinburgh press-style open shelving. The stylish kitchen has been thoughtfully designed with an abundance of units, complemented by an eye-level double oven, breakfast bar, and a professional six-ring gas hob with stainless steel splashback -perfect for those who enjoy cooking and entertaining. Bedroom three is currently utilised as a dining room, offering excellent flexibility, and the contemporary bathroom completes the lower level.

Upstairs, the generous principal bedroom is truly impressive, featuring a walk-through wardrobe and a dual aspect outlook with doors opening to a Juliet balcony, framing stunning views towards Arthur's Seat. A modern en-suite shower room adds a touch of luxury. There is a further well-proportioned bedroom with Velux window and built-in storage, along with a dedicated study area-ideal for home working.

Externally, the private garden is a true standout and clearly the current owner's pride and joy. Beautifully designed, it provides a peaceful and stylish outdoor retreat, perfect for relaxing or entertaining.

Further benefits include gas central heating and double glazing, stunning decor and maintained to a high standard throughout.







# Musselburgh

21C Monktonhall Terrace enjoys a convenient setting within the popular coastal town of Musselburgh, well placed for a wide range of local amenities. The property is within easy reach of excellent day-to-day shopping facilities, cafés and leisure options, along with well-regarded schooling at both primary and secondary levels and Queen Margaret University for further education.

Musselburgh offers a vibrant community atmosphere and is renowned for its scenic coastline, harbour and riverside walks, as well as Musselburgh Racecourse and golf links. Fort Kinnaird Retail Park is also nearby, providing an extensive selection of high street retailers and restaurants.

The area is particularly well connected, with regular bus services and Musselburgh train station (a short walk away) offering swift access into Edinburgh city centre and beyond. The A1 and City Bypass are also easily accessible, making this an ideal location for commuters.

# Extras

Included in the sale are all light fittings, window coverings and garden shed. Some other items may be by separate negotiation.



# Get in touch

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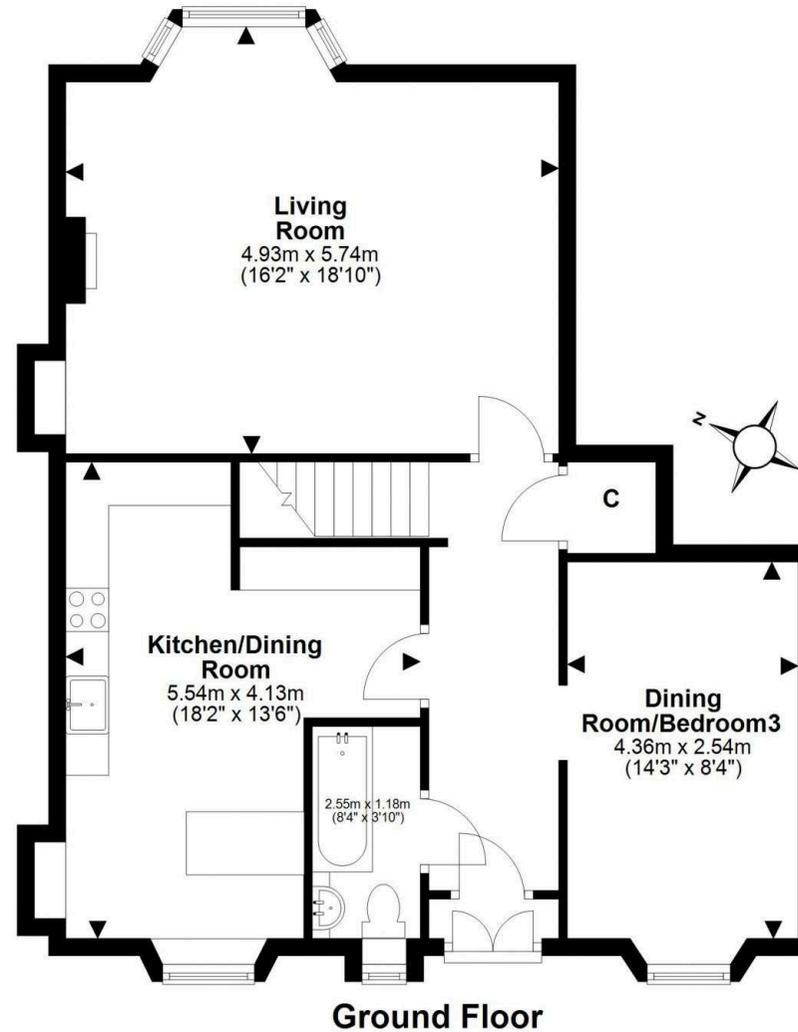
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.