

OFFERS OVER £220,000

1 Monktonhall Terrace
Musselburgh, EH21 6ER

drummondmiller
Solicitors & Estate Agents



- Beautifully presented 2-bed, main-door lower villa in a traditional terrace
- Sought-after location opposite Haugh Park
- Two generous double bedrooms
- Spacious bay-windowed living room with fireplace, cornicing, and Edinburgh press
- Recently refurbished modern kitchen with integrated appliances
- Private, low-maintenance front and rear gardens
- EPC C

Description

Drummond Miller is delighted to present this beautifully presented main-door lower villa, forming part of a traditional terrace in Musselburgh.

The front door a vestibule, which leads through to a hallway with 3 storage cupboards, providing excellent everyday storage.

Positioned to the front of the home, the spacious living room enjoys a beautiful bay window. Traditional features including elegant cornicing and a tiled fireplace add to the room's character and charm. Both double bedrooms are located to the rear of the property and are both well-sized with plenty of natural light.

The kitchen is fitted with modern cabinetry, generous worktop space, and integrated appliances, with a door providing direct access to the rear garden. Completing the accommodation, the bathroom is fitted with a waterfall shower, a wall-mounted wash hand basin, and a WC.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property enjoys private front and rear gardens, designed for low maintenance.

Unrestricted on-street parking is available on Monktonhall Terrace and surrounding streets.

Location

Situated in the highly desirable East Lothian town of Musselburgh, the property occupies an attractive position opposite Haugh Park, providing a pleasant open outlook and easy access to green space. Musselburgh offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities, as well as a selection of primary and secondary schools.

For outdoor enthusiasts, the town is home to the scenic River Esk, Musselburgh Racecourse, and beautiful coastal walks along the Firth of Forth. The nearby beach and promenade provide further opportunities for recreation, while golf courses, sports clubs, and fitness facilities are all within easy reach.

The property is particularly well placed for commuters, with Musselburgh railway station offering regular services to Edinburgh and beyond, alongside frequent bus services and convenient access to the A1, Edinburgh City Bypass, and the motorway network. Edinburgh city centre is approximately six miles away, making this an ideal location for those seeking a balance of coastal living and excellent connectivity.

Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £235,000 and a link to the Home Report is available from the ESPC website.

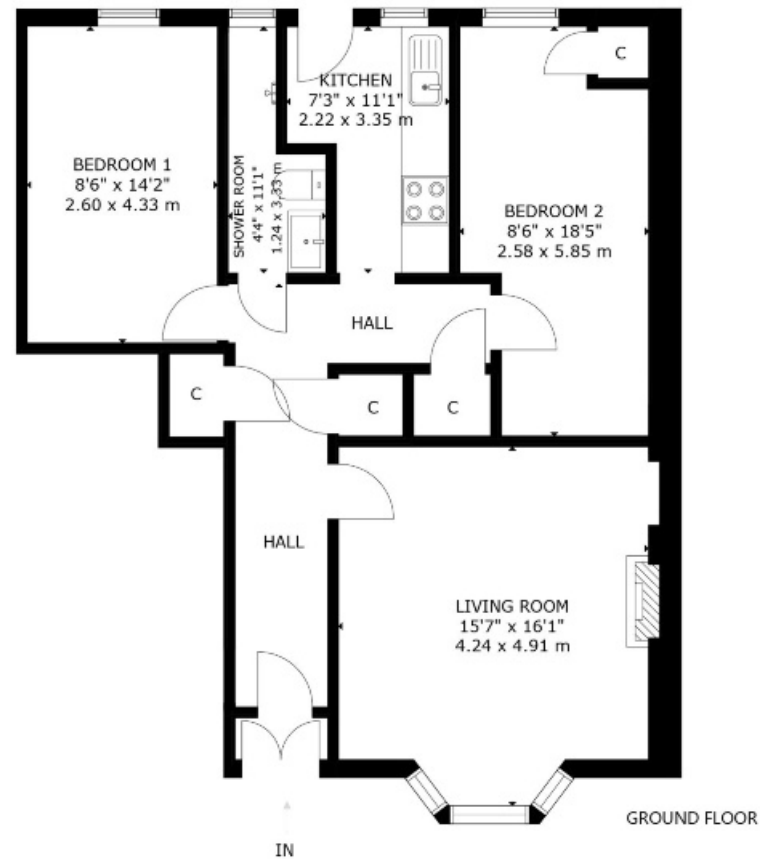
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





1 MONKTONHALL TERRACE, EDINBURGH, EH21 6ER
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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