

# THE LOCATION

*Musselburgh, East Lothian*

Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary level with Stoneyhill Primary School particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.



# 108 WHITEHILL AVENUE

Musselburgh, East Lothian

McEwan Fraser is delighted to present this superb two-bed semi-detached house to the market. The property benefits from generous front and rear gardens, a driveway, carport and has been upgraded to an exacting standard internally. The quality on offer makes this an ideal starter home and early viewing is highly recommended.

Internally, the accommodation is focused on a good-sized lounge with contemporary decor and excellent natural light. There is room for a variety of different furniture configurations allowing the new owner plenty of scope to create their ideal entertaining space. A door to the rear of the living room opens into an ultra-modern kitchen. The kitchen boasts a full range of gloss base and wall mounted units that provide plenty of prep and storage space. Gas hob, double oven, fridge freezer and dishwasher are integrated. Space is provided for a free-standing washing machine. The kitchen also includes space for a breakfast table and has a door opening onto the rear garden. Climbing the stairs, there are two generous double bedrooms, a bathroom and access to a large loft for additional storage. The master bedroom runs the full width of the property and overlooks the front garden. There is ample space for a larger style bed and full suite of supporting furniture. The second bedroom is a further well-proportioned double and the bathroom includes a three-piece white suite with shower over bath and full tiling.

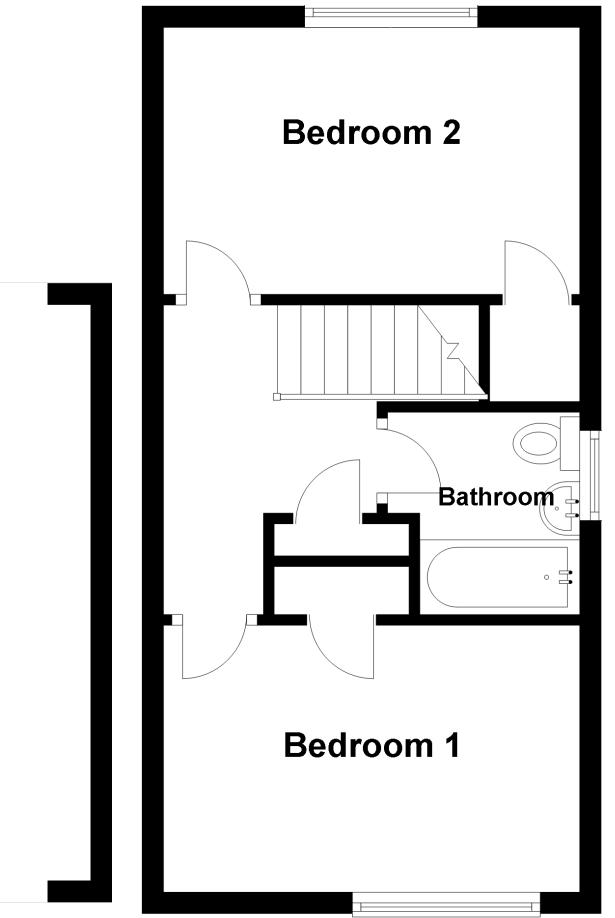
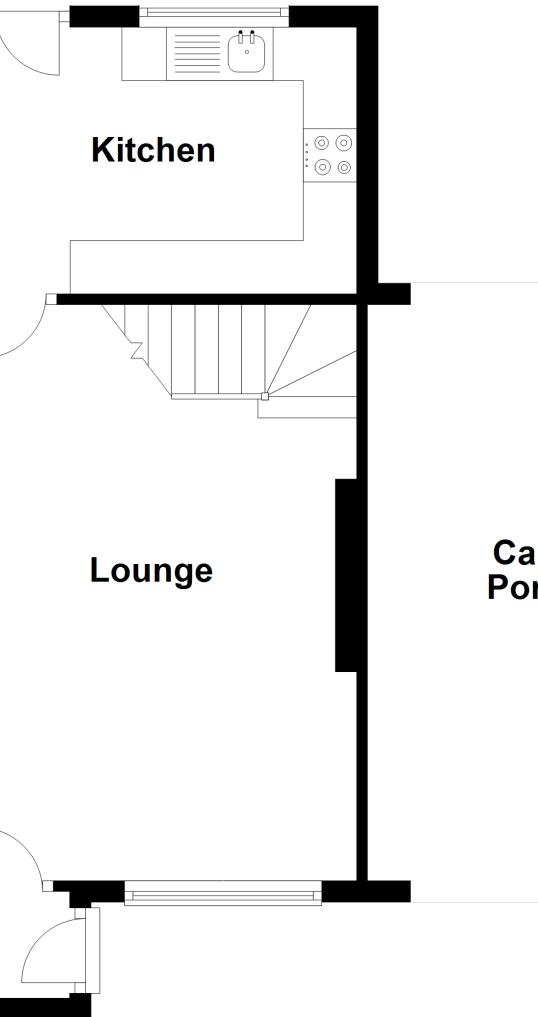
Externally, the property boasts a front garden laid to lawn and a long mono-bloc driveway, with a carport, running along the side of the property. The mature landscaped rear garden is also largely laid to lawn and included a mono-bloc patio adjacent to the rear door. Viewing is highly recommended to fully appreciate the quality on offer.

KITCHEN & LOUNGE





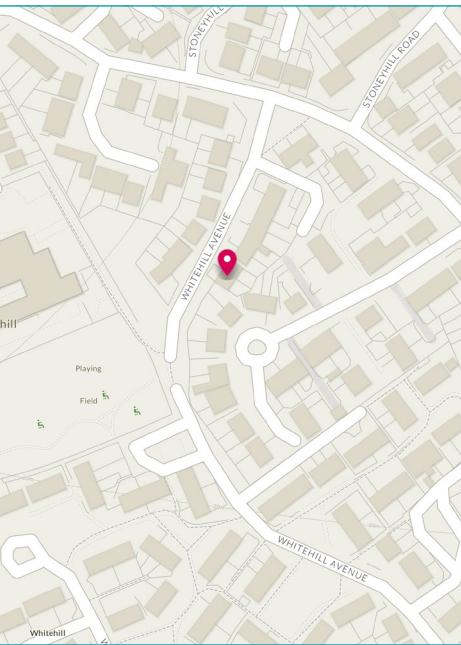
**BEDROOMS & BATHROOM**



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: C





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