

18 Monktonhall Terrace

MUSSELBURGH, EAST LoTHIAN, EH21 6ER



Generous two-bedroom main-door flat occupies a prime position on Monktonhall Terrace and is set behind a private front garden



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this generous two-bedroom main-door flat to the market. The property occupies a prime position on Monktonhall Terrace and is set behind a private front garden. There is also a private section of the substantial southwest-facing rear garden. Internally the property has excellent proportions and is presented in true walk-in condition. You will find a fantastic blend of contemporary styling and period character which is sure to impress. For extra warmth and comfort, the property boasts central gas heating and double glazing.

Entering the property through storm doors, you find a handy vestibule which opens into a central hallway which boasts a pair of storage cupboards. High ceilings, period coving, and varnished floorboards give an early insight into the quality of the rest of the property.

THE LOUNGE

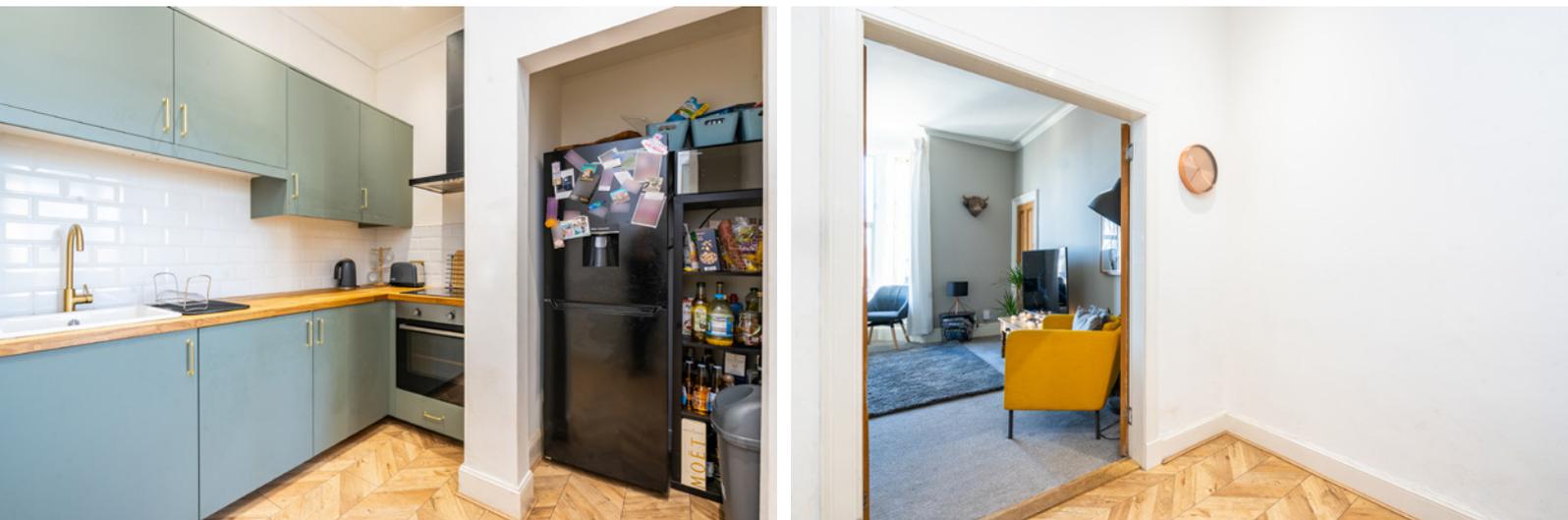


The accommodation is focused on the impressive lounge which is spacious and naturally bright with light arriving through a large bay window which overlooks the front gardens. Finished in contemporary colours, the lounge offers plenty of space for different furniture configurations. This will give a new owner plenty of flexibility to create their ideal entertaining space. A double door to the rear of the lounge opens into the kitchen.

THE KITCHEN



The kitchen has a very contemporary feel having been recently upgraded. There is a range of cleverly designed base and wall-mounted units which are topped with wooden worksurfaces and set against a tiled splashback. The induction hob and electric oven are integrated. A pantry to one side holds a freestanding fridge freezer and affords further storage space.





There are two double bedrooms. Bedroom one is rear-facing and overlooks your private section of the garden. A good proportion bedroom, there is a large integrated wardrobe and plenty of space for supporting furniture. Bedroom two overlooks the front garden and is a further versatile double bedroom which is illustrated as a home office with a pull-out double bed. Accommodation is completed by a stylish shower room which is partially tiled and boasts a large walk-in mains shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

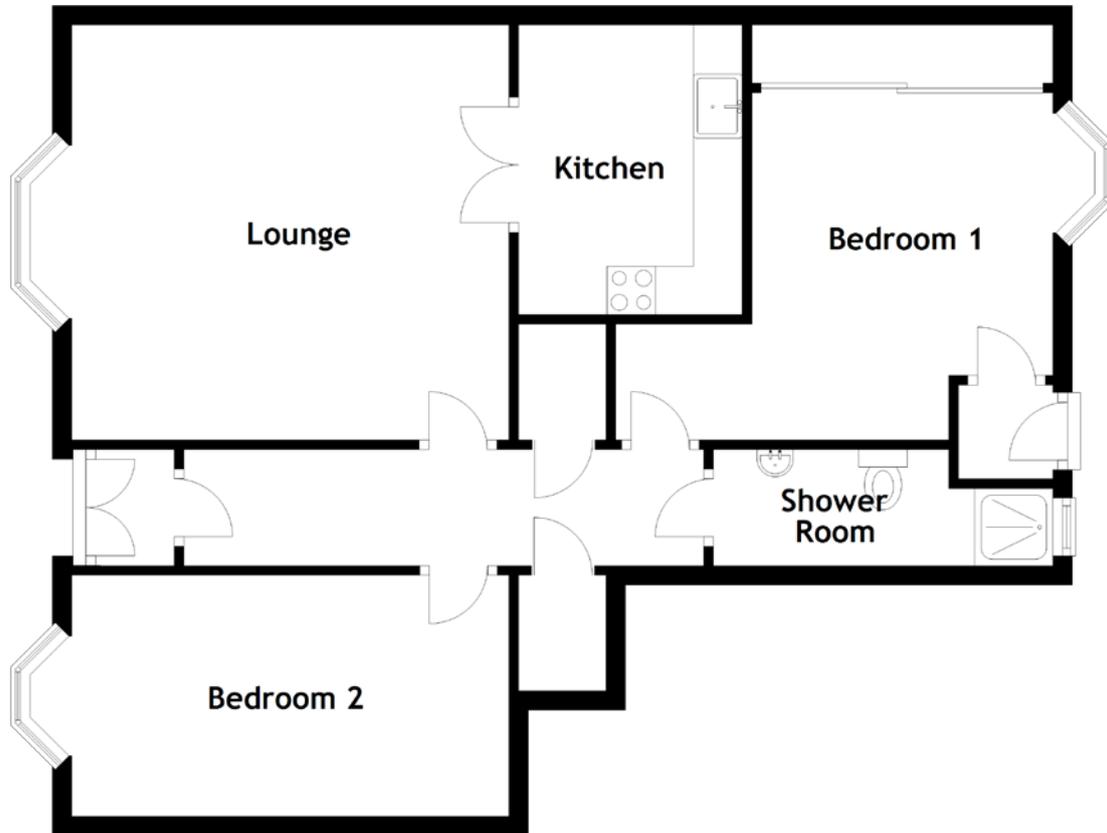


This is a must-see property and internal viewing is essential to fully appreciate both the quality and the proportions that the property has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

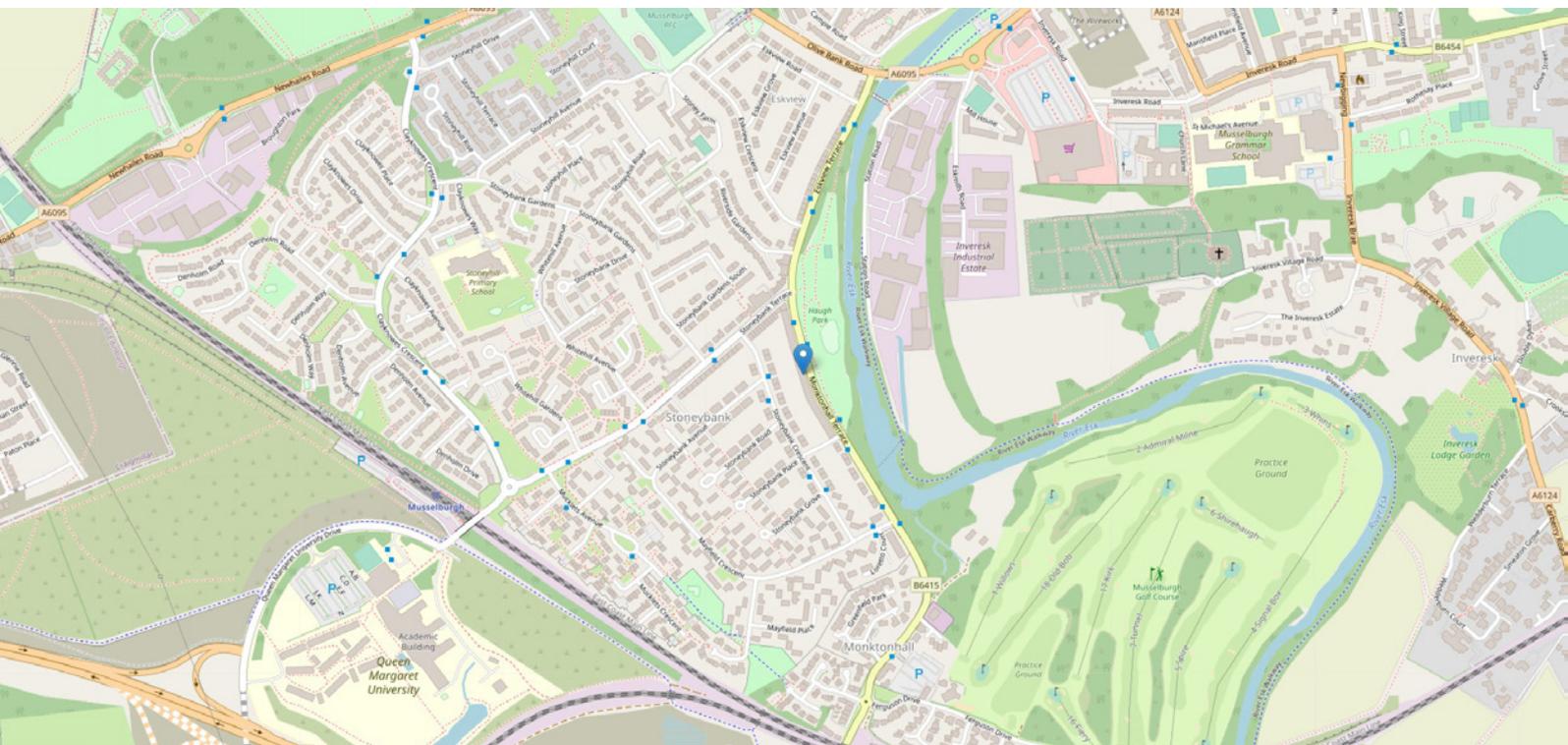


Approximate Dimensions (Taken from the widest point)

Kitchen 3.00m (9'10") x 2.30m (7'7")
Lounge 4.50m (14'9") x 4.30m (14'1")
Bedroom 1 4.50m (14'9") x 3.60m (11'10")

Bedroom 2 4.50m (14'9") x 2.50m (8'2")
Shower Room 3.50m (11'6") x 1.20m (3'11")

Gross internal floor area (m²): 75m²
EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of 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 & 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 levels with Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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