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REAL ESTATE

120, Whitehill Avenue, Musselburgh EH21 6TF



OFFERS OVER £245,000



Nestled in an established estate on the outskirts of Musselburgh, this three bedroom semi-detached house, offers generous and versatile accommodation, along with easy maintenance outdoor spaces and private parking. A small vestibule, leads directly into a spacious lounge, with large picture window overlooking the front garden. Moving through to the rear is a stylish fitted kitchen, providing ample storage and worksurface space, along with a full range of fully integrated appliances. A door allows access into the enclosed rear garden. Continuing on the ground level, a conversion of the garage and a rear extension, allows for a versatile dining room and a generous double bedroom. A staircase in the lounge leads up to a further two excellent double bedrooms, with built-in cupboards and a three-piece bathroom, featuring a over-bath shower. Gas central heating and double glazing is fitted throughout.



Please Call us on 07555 0468251



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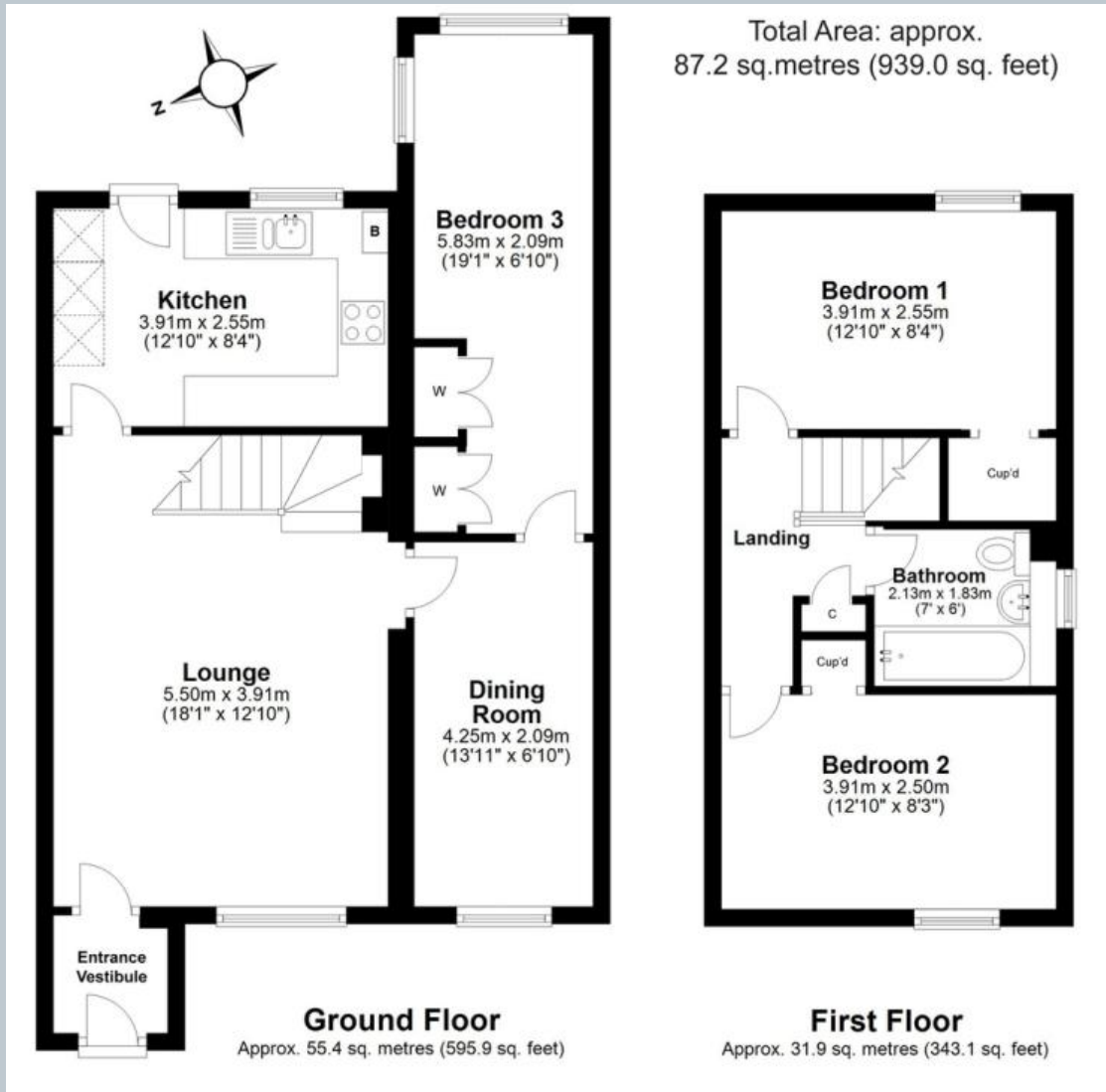
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MUSSELBURGH

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

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