



McKinnon Forbes  
Estate Agents & Solicitors

01875 611 211  
[www.mckinnonforbes.co.uk](http://www.mckinnonforbes.co.uk)



**THE RED HOUSE**  
115 MILLHILL, MUSSELBURGH





*“Exceptional and spacious  
3-bedroom ground and  
upper apartment with views  
over the river Esk”*



## THE RED HOUSE

115 MILLHILL, MUSSELBURGH EH21 7RP

Rarely available, this exceptional and spacious ground and upper apartment with charming views and adjacent to the river Esk, forms part of a substantial stone-built property, set in the sought after East Lothian town of Musselburgh, now in need of some modernisation. This property, set in an enviable riverside location with its own private gardens, has unrestricted access to the river. The very spacious accommodation comprises: on the ground floor: private entrance into the spacious and welcoming entrance hall with storage cupboard, large fabulous and bright sitting room, spacious and bright fitted kitchen/dining room with free standing appliances. On the upper floor: light and airy landing with large skylight and storage cupboard, 3 good size double bedrooms, master with ensuite shower room/WC with electric shower, 2 with fitted storage and additional family bathroom/WC. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, curtains, blinds and light fittings. To the front and side of the property is an easily maintained private garden with paved area, and there is allocated parking available nearby. Viewing of this unusual property is highly recommended!







The historic coastal town of Musselburgh lies on the southern shore of the Firth of Forth, approximately seven miles East of Edinburgh and is a popular East Lothian town set amid pleasant open countryside offering delightful walks along the river, promenade and links. There is good local shopping for everyday requirements with an Asda superstore and Fort Kinnaird just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants and cinema complex. A frequent rail link connects to Edinburgh in approximately 8 minutes, as well as regular bus services to the city and surrounding areas. The A1, leading to all of Scotland's arterial routes is close by, making Musselburgh an ideal location for the commuter. Full educational facilities are available catering for children from nursery age through to secondary school and for further education the newly opened Queen Margaret University is nearby. Musselburgh is set in the picturesque County of East Lothian, famous for its sandy beaches, with Longniddry, Gullane, Aberlady and North Berwick within easy reach. Within a couple of minutes' walk is the famous Musselburgh Racecourse Course and for the golf enthusiast there are many golf courses on hand including the famous championship course at Muirfield.

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*“Charming riverside setting within the popular  
East Lothian town of Musselburgh”*

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## VIEWING

Please contact our Tranent Office on 01875 611211







## CLOSING DATE FOR OFFERS

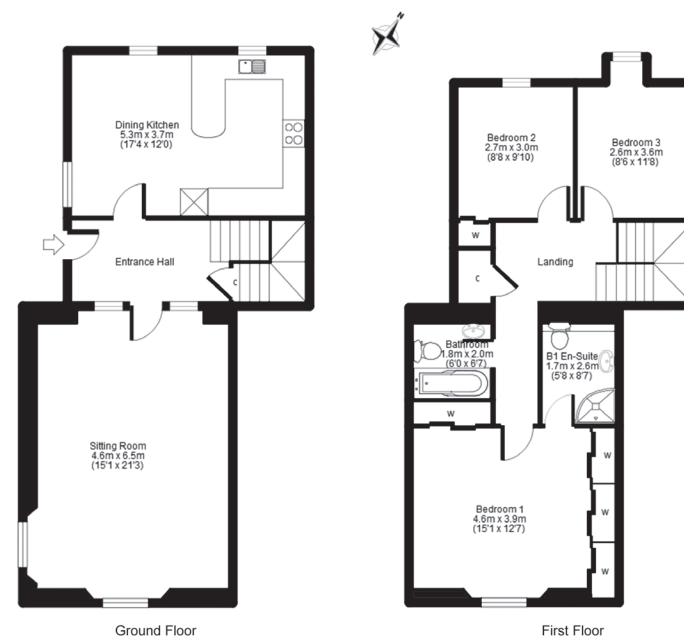
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

## ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

## KEY FACTS

Bedrooms	3	
Reception Rooms	2	
Bathrooms	2	
Parking	On Street	
EPC Rating	C	
Council Tax	E	



The Red House 115 Millhill Musselburgh EH21 7RP

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2024 PreviewMyHome.co.uk



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ESTATE AGENTS AND SOLICITORS

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## NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.