

# 6 Monktonhall Farm Cottages, Musselburgh, EH21 6RZ



## 2 BED END TERRACED HOUSE WITH GREAT POTENTIAL LOCATED WITHIN THE POPULAR TOWN OF MUSSELBURGH

- Bright living room with feature fireplace
- Kitchen with ample built in cupboard space
- Spacious conservatory with PVC double glazing
- 2 generous sized bedrooms
- Modern bathroom
- Private garden grounds to the front and rear of property
- Detached single garage
- Close by to local amenities and retail park

## Location

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth to the east of Edinburgh. The town is well served by being easily accessible to the City bypass for Edinburgh and onto the motorway network. There is a beautiful sandy beach, golf links and the River Esk running through the town. Musselburgh also provides schools in both the state and private sector. Local amenities can be found at the High Street with a supermarket, restaurants and bars. Further shopping can be found at Fort Kinnaird retail park which is only a short drive away.

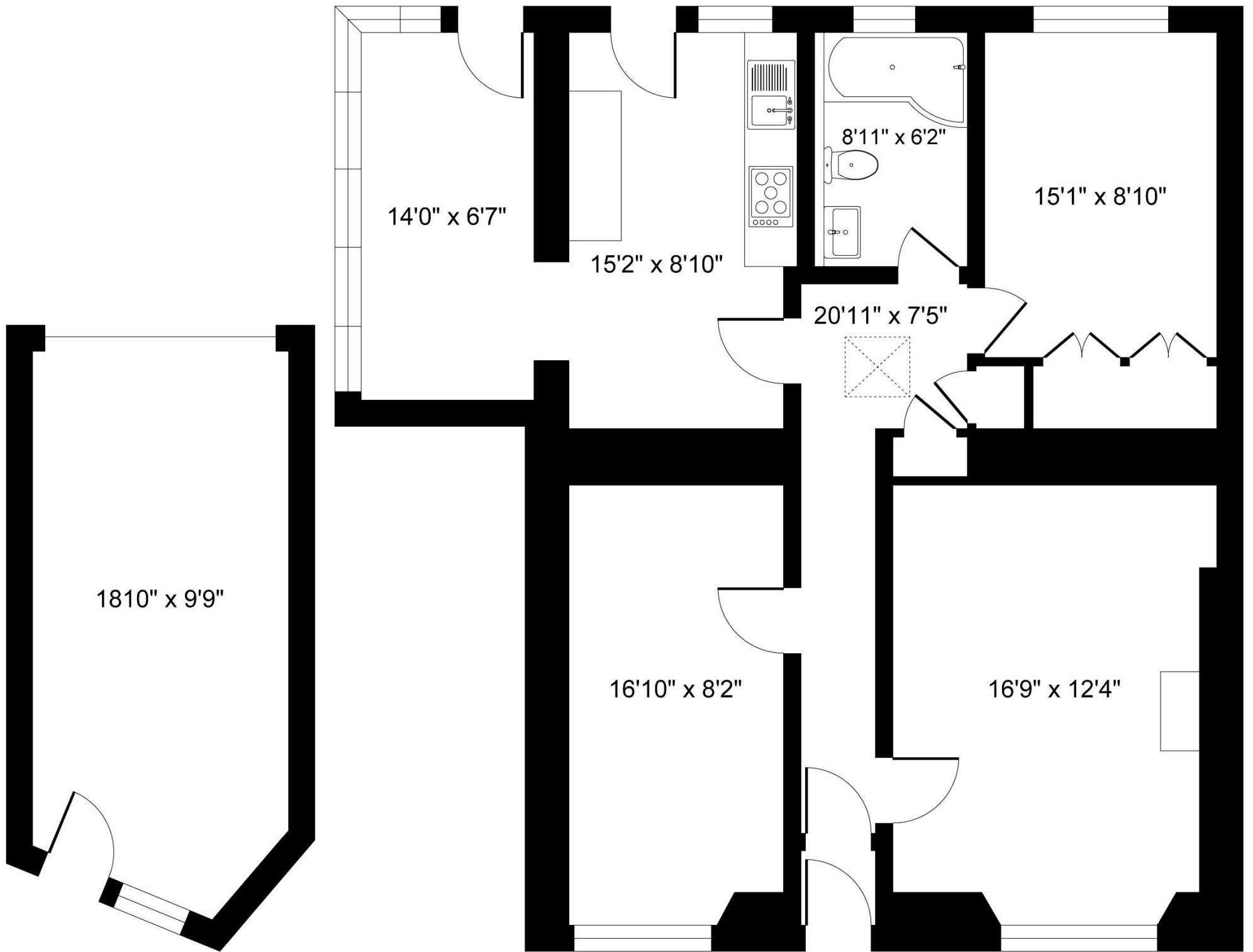
## Viewing Arrangements

By appointment with The Church of Scotland Law Department.

Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC011353

