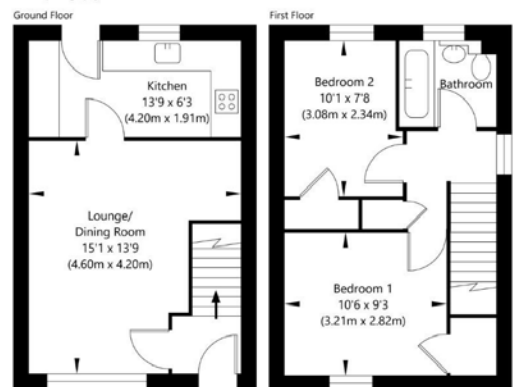




Approx. Gross Internal Area of Main Residence
55.26 Sq M / 595 Sq Ft.
Not to scale. For identification only.
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25 STONEYBANK GARDENS MUSSELBURGH, EAST LOTHIAN EH21 6TA

OFFERS OVER £170,000

VIEWING: BY APPOINTMENT PLEASE TELEPHONE
SOLICITORS ON 0131 665 9041

MOST ATTRACTIVE END TERRACED VILLA ON
AN ESTABLISHED DEVELOPMENT, CLOSE TO ALL
AMENITIES AND WITHIN WALKING DISTANCE OF
MUSSELBURGH TRAIN STATION.

- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- UPPER LANDING
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- LONG DRIVE-IN



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DESCRIPTION

25 Stoneybank Gardens is a most attractive end terraced villa, offering well-presented accommodation, close to all amenities and within walking distance of Musselburgh Train Station. The entrance hall has a staircase to the upper accommodation and leads to a lovely lounge/dining room with a large window to the front of the property and a useful understairs storage cupboard. The kitchen has a good range of modern base and wall units with fitted work surfaces and the hob, extractor hood, washing machine and integral fridge freezer are included in the sale. The kitchen has a window and door to the rear garden. The upper landing has a window to the side of the property and a storage cupboard. There are two double bedrooms, both of which benefit from fitted storage and the bathroom is modern with a three-piece white suite with a shower over the bath and extensive wall tiling. Gas central heating and double glazing have been installed. The property has a long drive-in to the side and a front garden which has been laid to lawn. The rear garden is a good size and has areas of lawn and a summerhouse and a partly covered decked seating area. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

LOCATION

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh City Centre and surrounded by the beautiful East Lothian countryside. Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, a Tesco supermarket, banking, building society and Post Office services. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh also has its own train station, which is within walking distance, providing links to Edinburgh and beyond.

PARKING

The property benefits from a long drive-in.

EXTRAS

The carpets and flooring, blinds, hob, extractor hood, washing machine, integral fridge freezer and summer house are included in the sale.

