

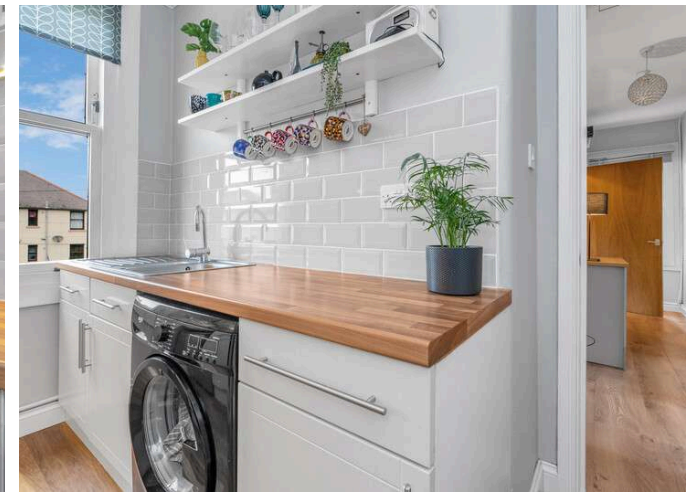
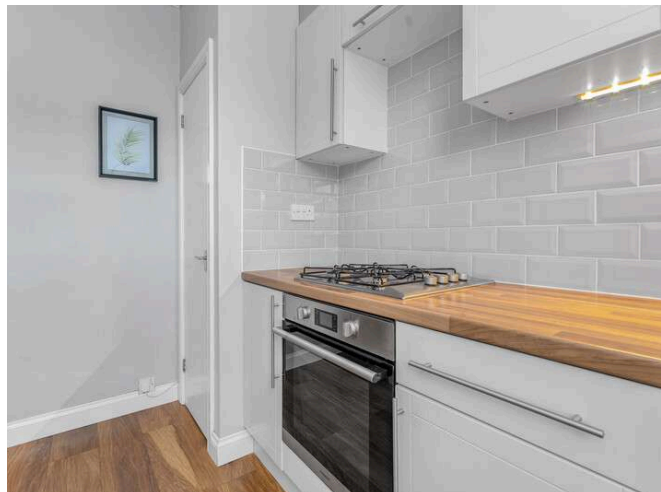


11 Stoneybank Place
Musselburgh, EH21 6HH

A

"11 Stoneybank Place is a highly desirable one-bedroom main door upper villa, located within the popular East Lothian town of Musselburgh"

- ENTRANCE STAIRWELL
- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- ENCLOSED REAR GARDEN
- GARDEN SHEDS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



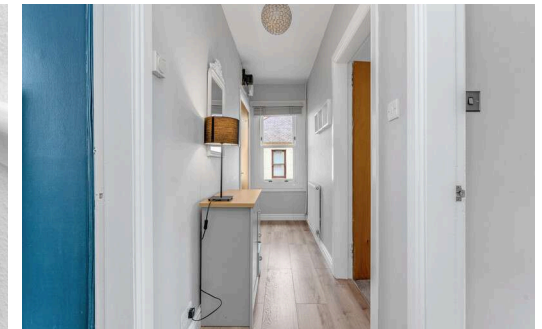
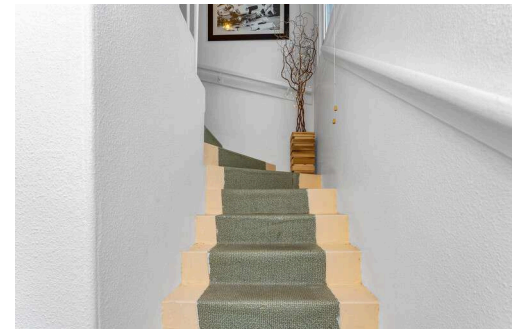


LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

11 Stoneybank Place is a highly desirable one-bedroom main door upper villa, located within the popular East Lothian town of Musselburgh. Offered to the market in exceptional order and benefiting from stunning private gardens and driveway, early viewing is highly recommended. The accommodation comprises: welcoming entrance hall; bright and spacious southeast facing living room diner, suitable for a table and chairs seating 4; modern kitchen with ample floor and wall mounted storage cupboards along with store; generous double bedroom with shelved recess and a contemporary family bathroom which completes the accommodation on offer. Externally, there is an enclosed, well-manicured southwest facing private rear garden with raised pergola, perfect for entertaining within the summer months. There is an outhouse, perfect for home working, with light and power which is available through separate negotiation. Further benefits include: gas central heating; double glazing; two garden sheds; single driveway and ample on street parking. Planning permission has been granted to convert the attic into a further bedroom

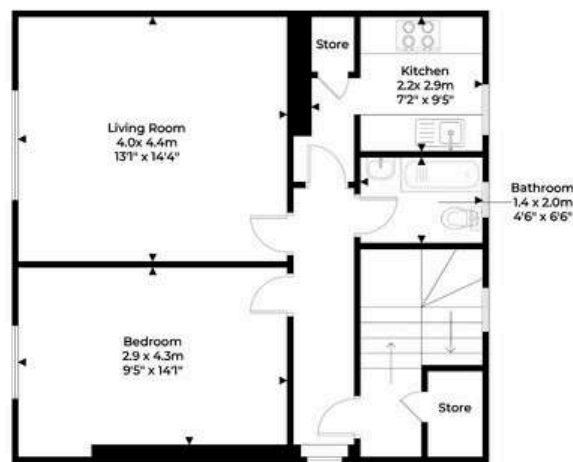
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



11 Stoneybank Place, Musselburgh, EH21 6HH
Approximate Gross Area
62 sq m / 667 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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