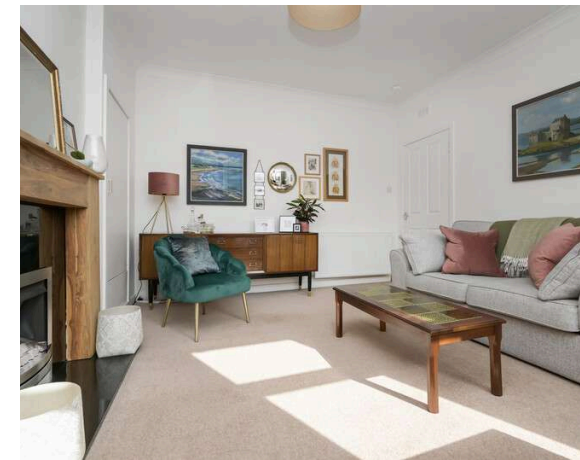




37 Stoneybank Terrace, Musselburgh, EH21 6LZ

www.mcdougallmcqueen.co.uk



Be very quick and do not miss out on this spacious main door upper villa. McDougall McQueen are delighted to present to the market this lovely bright and spacious two-bedroom property, forming part of four in a block of similar style properties, situated in a popular and much sought-after residential location which is within easy reach of all the amenities Musselburgh and the surrounding area have to offer. Ideal for first time buyers, young families and property investors, this property is presented in good clean condition throughout having been well cared for and improved by its current owner. It has private garden grounds to the side and rear with ample unrestricted on-street parking both outside and in the surrounding area.

- Superb residential location within easy reach of all amenities
- Main door entrance
- Vestibule with stairs to the upper level
- Upper hallway with Ramsey ladder loft access (part floored) and a walk in cupboard with small window to the front
- Spacious living room with twin windows to the front, store cupboard, living flame gas fire and feature fire surround
- Fitted breakfasting kitchen with space for a table and chairs, a range of base and wall units, gas hob, oven,

- extractor, integrated freezer and freestanding white goods comprising of a washing machine, dishwasher, and fridge
- Family bathroom with three-piece white suite with electric shower over the bath and folding shower screen
- Main bedroom with front facing window and built-in storage
- Bedroom two with rear facing window and store cupboard
- Double glazing and gas central heating
- Own private garden grounds to the side and rear with patio area and garden shed



Location

The popular and sought-after 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 famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. There are excellent road, rail (walking distance) and public transport links the city making this property ideal for the daily commuter.

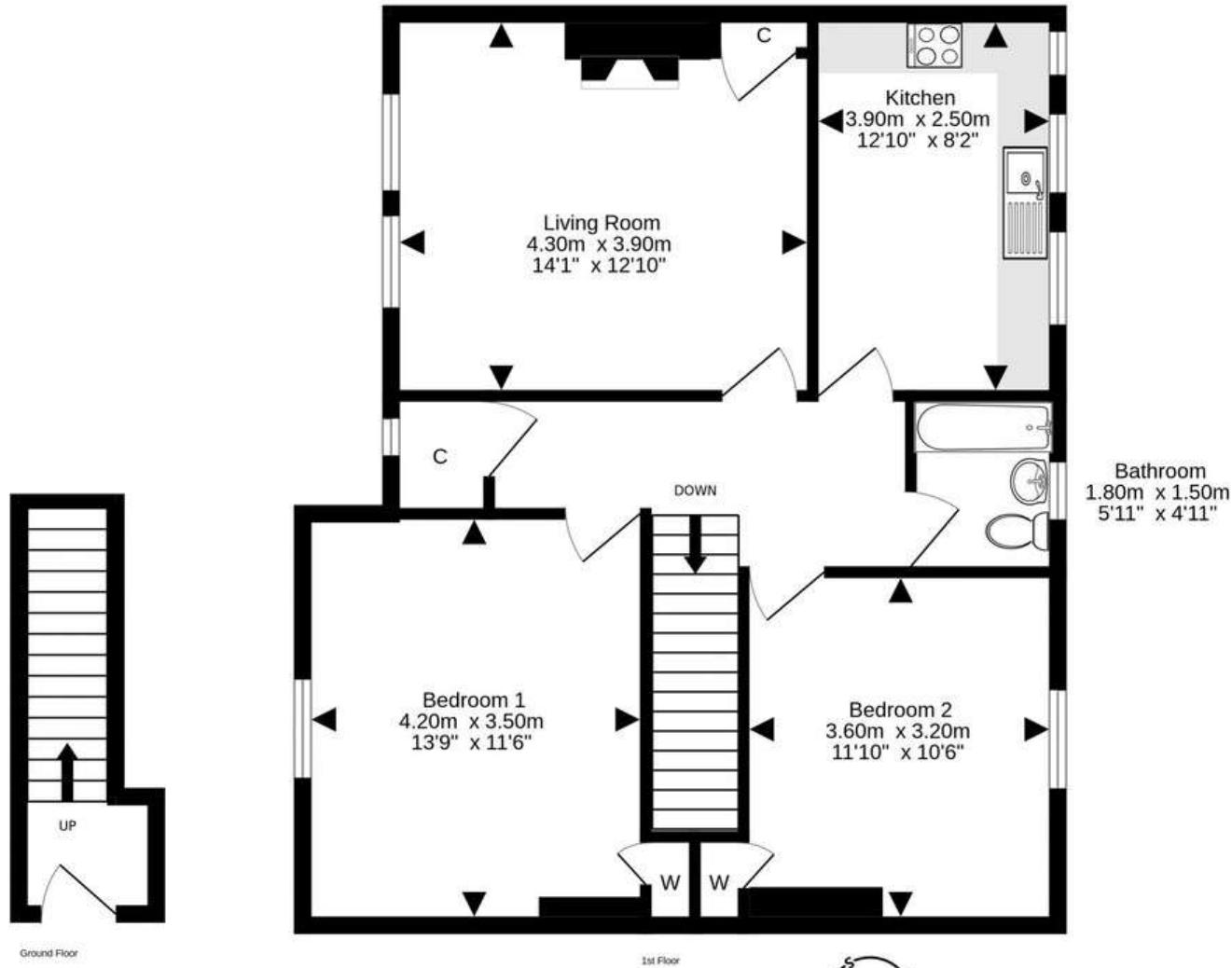
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods and the garden shed. All appliances and moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

