



36 Stoneybank Road
Musselburgh, EH21 6HJ



"36 Stoneybank Road is a well presented three bedroom end terraced home located in a residential cul-de-sac"

- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- 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 C, however, please check with the local authority.



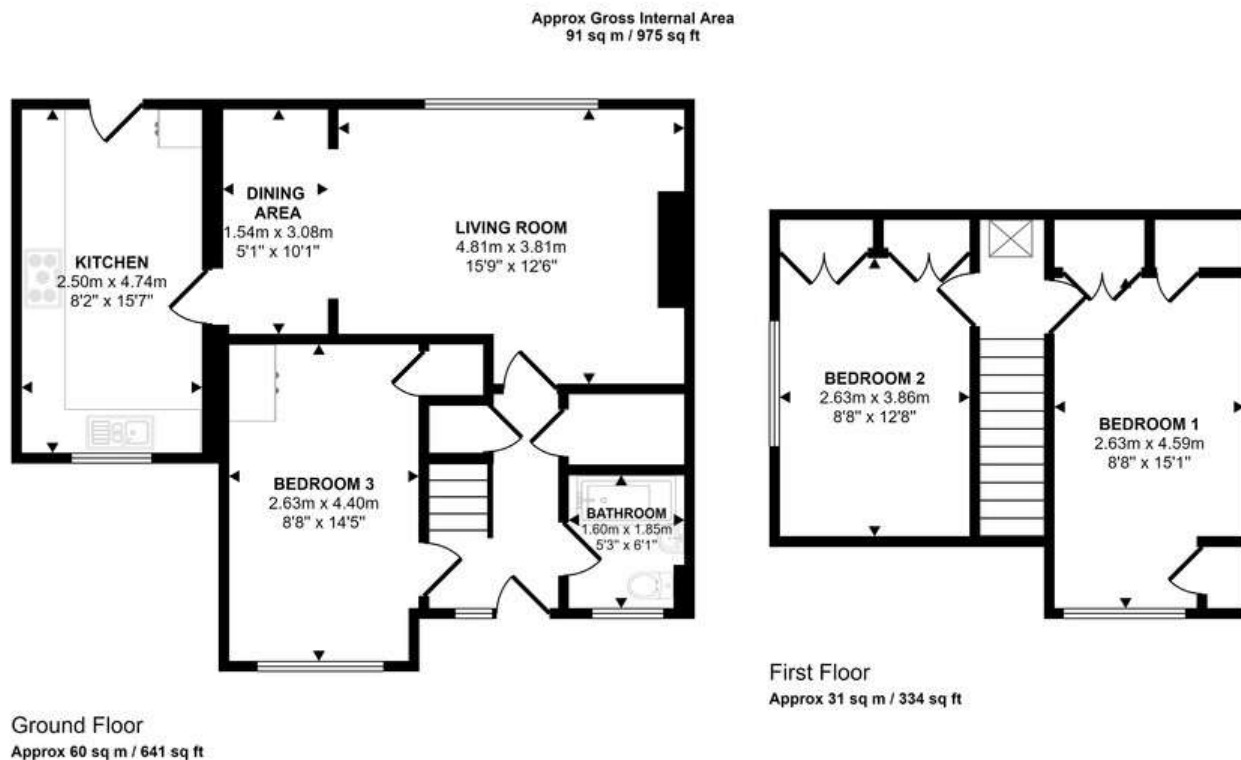
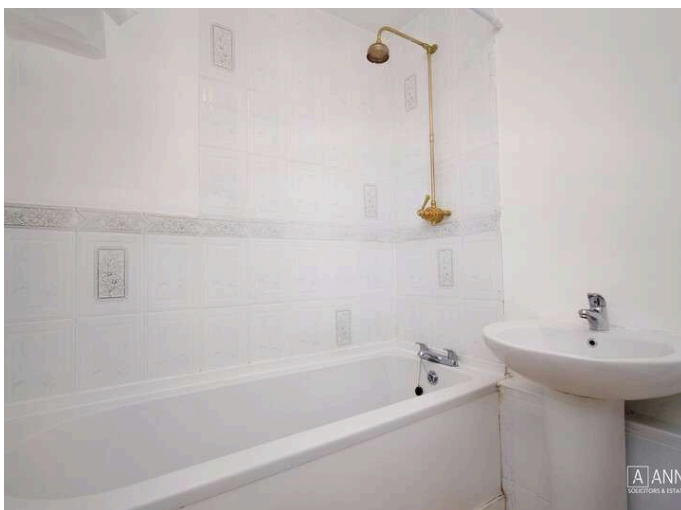
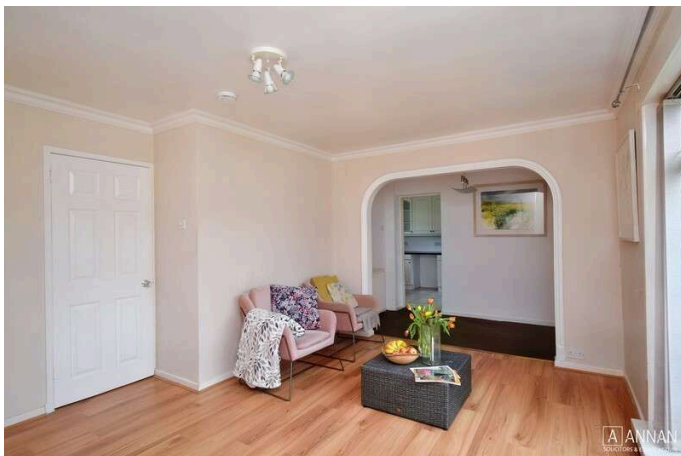
DESCRIPTION

36 Stoneybank Road is a well presented three bedroom end terraced home located in a residential cul-de-sac in the popular East Lothian town of Musselburgh. The property is in excellent order throughout, offers substantial storage and would suit a range of buyers including professionals & families. The accommodation comprises: entrance hallway with 2 cupboards off; bright and spacious living room with large window letting in lots of natural light and a feature fireplace; dining room; well equipped kitchen with integrated cooker and hob, which is situated in an extension of the original property and has a door leading to back garden; family sized bathroom with three-piece suite and shower over bath; double bedroom downstairs with two further double bedrooms upstairs, both with substantial storage. Further benefits include gas central heating; double glazing; front garden, south facing rear gardens which is a sun trap; on street parking; good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band E

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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