



GILSON GRAY

LAW • PROPERTY • FINANCE

77D STONEYHILL ROAD

Musselburgh, East Lothian, EH21 6TW



Located in the bustling seaside town of Musselburgh, with access to a communal garden and unrestricted on-street parking, this first-floor studio flat boasts a bright living room cum bedroom adjoining a sunny modern kitchen, and a shower room - all with an easily adaptable blank canvas of neutral décor. The property will no doubt appeal to professionals and rental investors, quietly situated a short walk from the train station where services connect to central Edinburgh in under 10 minutes.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



FEATURES

- Popular seaside town
- First-floor studio flat with neutral décor
- Secure entry system
- Entrance hall with storage
- Bright living room/bedroom
- Southerly-facing modern kitchen
- Attractive shower room
- Excellent built-in storage
- Sunny communal rear garden
- Unrestricted on-street parking
- Electric heating and double glazing



A MODERN HOME
WITH A QUIET SETTING,
CLOSE TO HIGH-
SPEED RAIL LINKS INTO
CENTRAL EDINBURGH



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

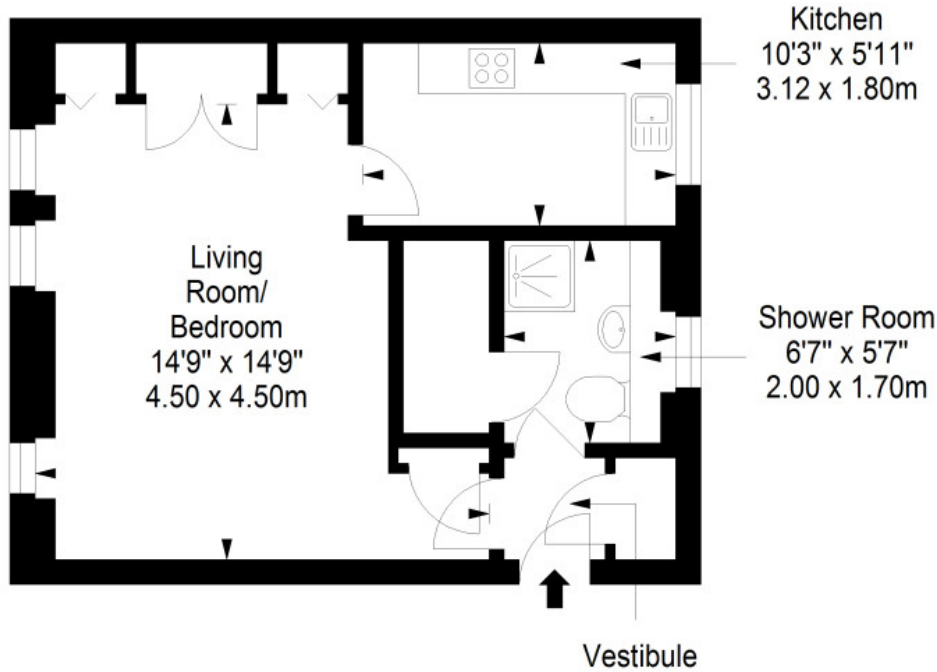
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 31.8 sq. metres (342.3 sq. feet)



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