



GILSON GRAY

LAW • PROPERTY • FINANCE

67 STONEYHILL ROAD
Musselburgh, East Lothian, EH21 6TW



Situated within a cul-de-sac in an established residential area of Musselburgh, this end-terrace house offers a good-sized reception room, a breakfasting kitchen, three bedrooms, and a bathroom. Whilst recently decorated to provide neutral décor, the property would benefit from a degree of upgrading. Externally, the house is accompanied by a southeast-facing garden and access to unrestricted parking. Within walking distance of the school, shops, train station, and the River Esk, the property offers easy of living for professionals and families. Please note that 3 of the images have been virtually staged on actual photographs of the rooms.

Extras: freestanding kitchen appliances comprising a cooker, fridge/freezer, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- End-terrace house in Musselburgh
- Quiet cul-de-sac setting
- Modern interiors and neutral décor
- Entrance porch
- Spacious living/dining room
- Attractive breakfasting kitchen
- Three well-proportioned bedrooms
- Modern bathroom
- Attic storage space
- Patio front garden
- Southeast-facing garden rear garden
- Ample unrestricted parking







3-BEDROOM HOUSE WITHIN
WALKING DISTANCE OF
SHOPS, THE SCHOOL, TRAIN
STATION, AND THE
PICTURESQUE RIVER ESK





EPC RATING:



COUNCIL TAX BAND:



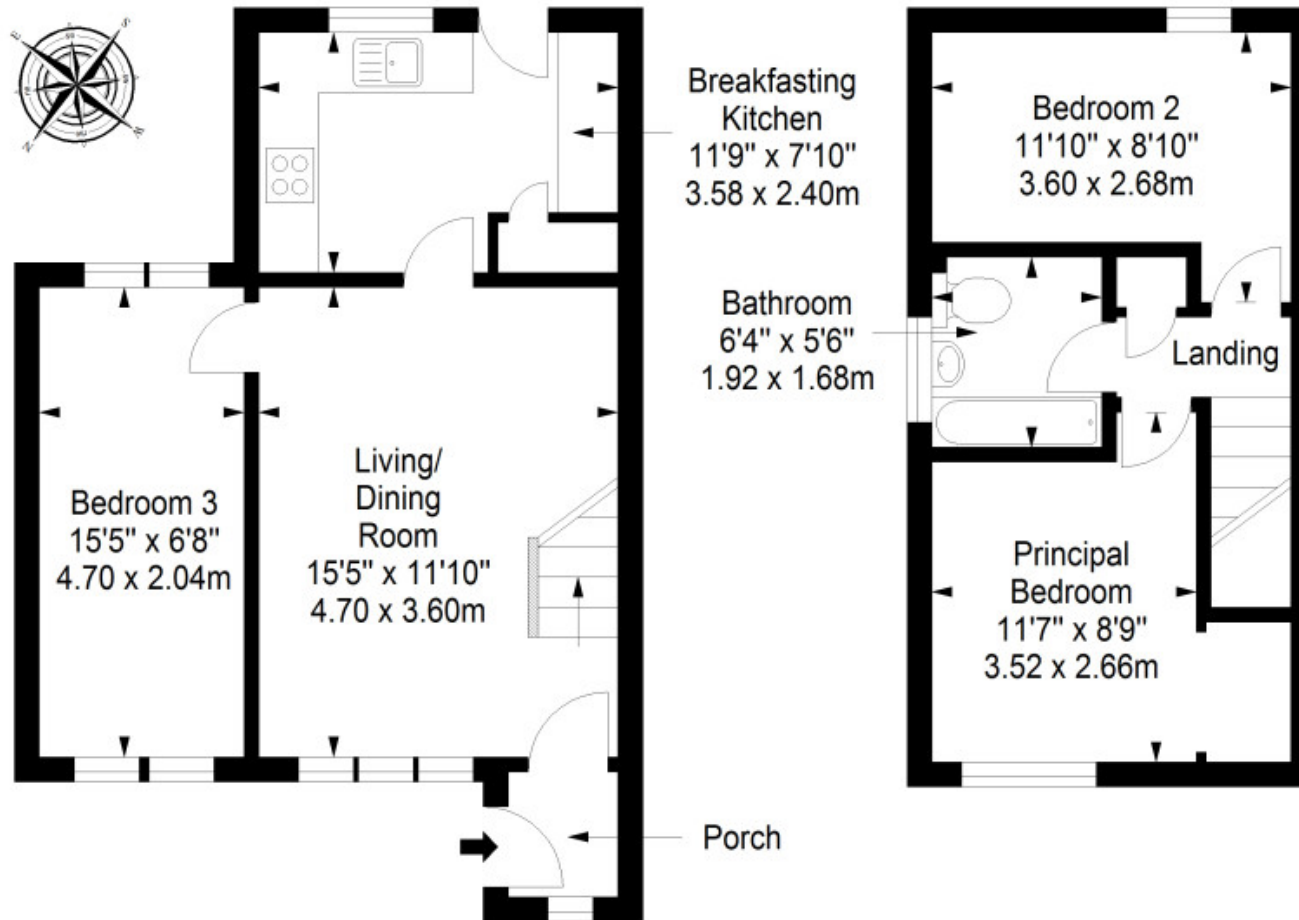
VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)

First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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GLASGOW

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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



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