

**4 Stoneyhill Road
Musselburgh, EH21 6TH**

OFFERS OVER £160,000



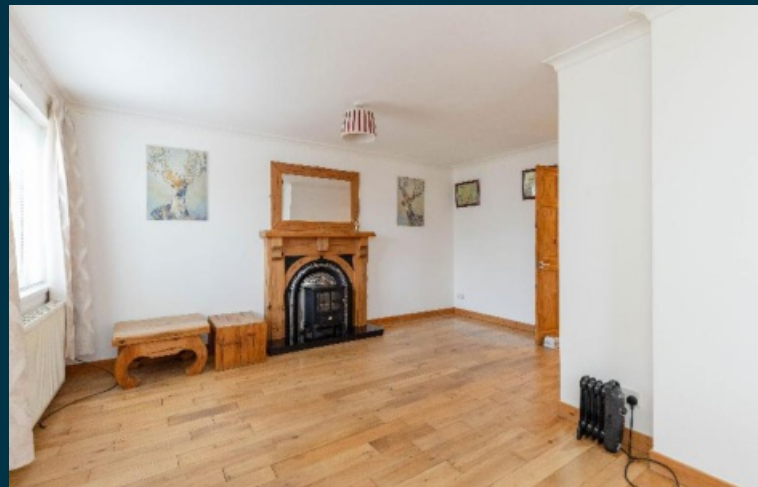
drummondmiller



- Modern, end terraced bungalow
- Entrance vestibule, living room
- Modern fitted kitchen with appliances
- Double bedroom
- Modern part tiled bathroom with shower cabinet
- Gas central heating and double glazing
- Well maintained gardens to front & rear. Private parking spaces
- EPC Band D, Council tax band C

Description

Seldom available, this appealing end terraced bungalow (56sqm) forms part of an established development built by Wimpey Homes in the early 1980's. It enjoys a quiet and pleasant setting which is close to the railway station, Queen Margaret University and the town centre. The property will suit a couple or single person seeking comfortable yet easily-maintained accommodation. The accommodation, all in good decorative order, comprises an entrance vestibule with tiled floor, front facing living room, rear hall with two storage cupboards, modern fitted kitchen with appliances, a rear facing double bedroom with mirror fronted fitted wardrobes and French doors to the garden and finally an internal, part tiled bathroom with modern three piece white suite including a Jacuzzi bath and a separate shower cabinet.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic 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 within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There is an open-plan front garden which is has been pebbled for ease of maintenance and has a gate leading to the larger, fully enclosed rear garden which has paved patio, lawn, wooden decking, pebbled area and a wooden shed. There are two private parking spaces directly to the front of the property.

Extras

All fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, microwave, automatic washing machine and wooden shed are included within the sale price.

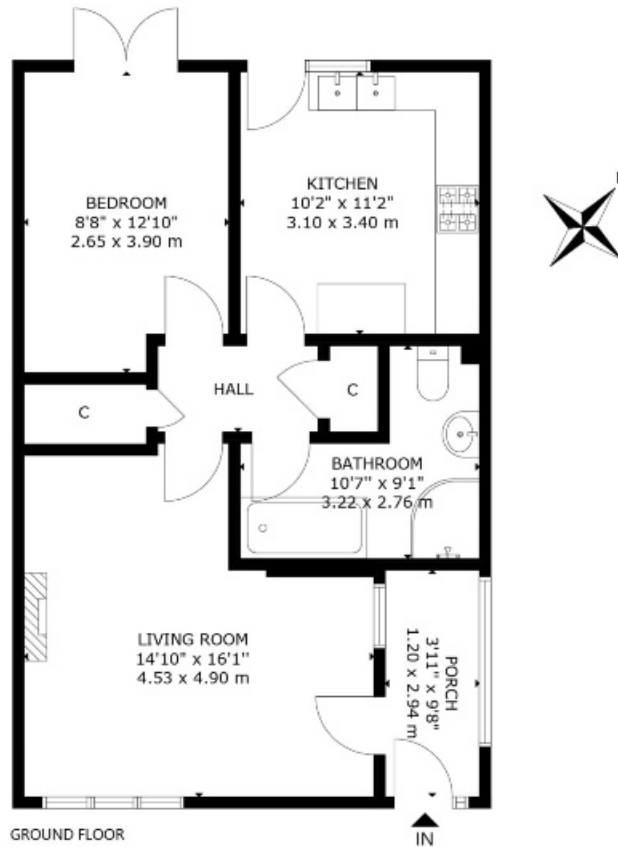
Home Report

The property has been valued at £165,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





GROUND FLOOR

IN

4 STONEYHILL ROAD, MUSSELBURGH, EH21 6TH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 597 SQ FT / 55 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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