



GILSON GRAY

LAW • PROPERTY • FINANCE

17D STONEYBANK GARDENS NORTH

Musselburgh, East Lothian, EH21 6NB



Set on an established residential street in Musselburgh, this two-bedroom upper flat is brought to market in a move-in condition, with attractive, tasteful décor and modern fixtures and fittings. Musselburgh is home to excellent amenities which are within easy reach of the property, such as a selection of shops, including well-known high street stores and independent retailers, schools covering primary and secondary education, sport and leisure facilities, and beautiful outdoor spaces, including the beach and Newhailes Estate.

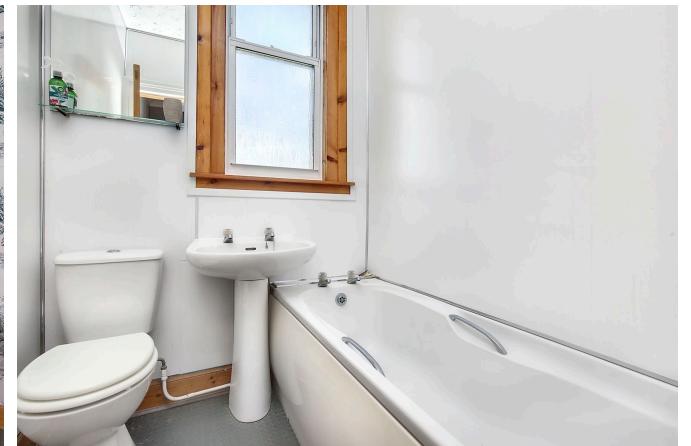
Extras: Integrated kitchen appliances comprising a fridge freezer, oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Well-presented upper flat in Musselburgh
- Secure shared entrance and stairwell
- Welcoming hallway
- Southerly facing living/dining room
- Attractive, modern kitchen
- Two well-proportioned double bedrooms
- Bright bathroom with shower-over-bath
- Private leafy garden and shed (with electricity)
- Access to unrestricted on-street parking



"THIS TWO-BEDROOM
FLAT IS PRESENTED
WITH MODERN
INTERIORS AND IS
SURE TO APPEAL TO A
WIDE DEMOGRAPHIC."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01620 893 481



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

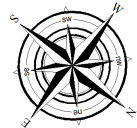
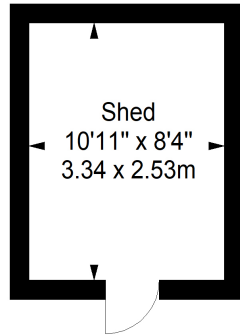
DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

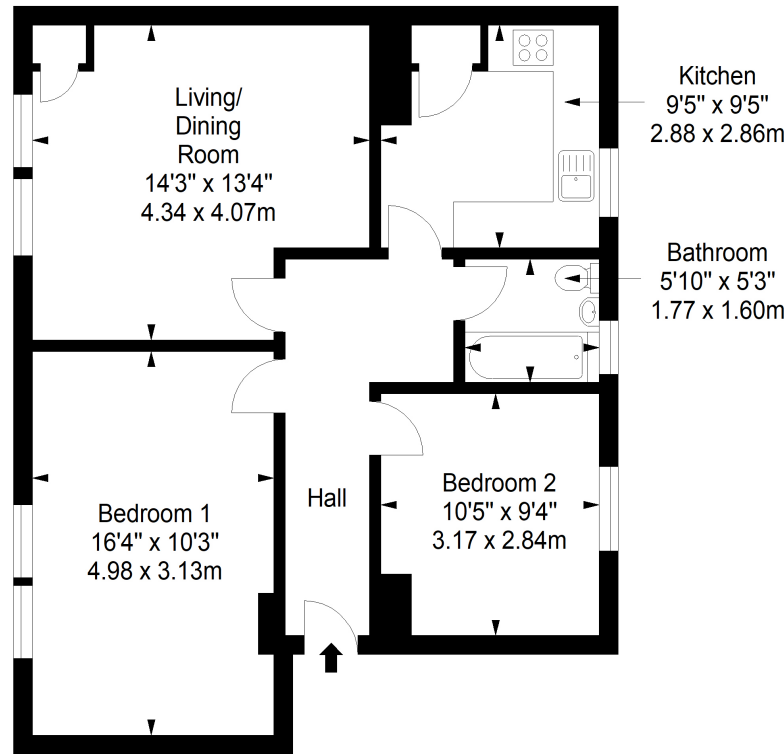
BORDERS

01890 880 008

Shed
Approx. 8.4 sq. metres (90.4 sq. feet)



First Floor
Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)



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rightmove | Zoopla.co.uk | OnTheMarket

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