

11 Stoneybank Court Musselburgh, EH21 6TP

OFFERS OVER £130,000



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- Modern, main door lower villa flat
- Entrance vestibule, living room
- Fitted kitchen with appliances
- Double bedroom with fitted wardrobes
- Stylish modern shower room
- Gas central heating and double glazing
- Private rear garden and off-street allocated parking
- EPC Band C, Council tax band B

Description

Seldom available, this appealing main door lower villa flat (45sqm) forms part of an established development built by Wimpey Homes in the mid 1980's. It enjoys a quiet and pleasant cul de sac 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 excellent decorative order, comprises an entrance vestibule, front facing living room with an electric fire set within an attractive surround, rear hall with two storage cupboards, modern fitted kitchen with appliances and door to the garden, a rear facing double bedroom with mirror fronted fitted wardrobes and finally an internal, stylish modern shower room with two piece white suite and glazed 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 a small front garden and a fully enclosed private garden located to the rear of the property which has a paved patio, pebbled drying area and a wooden shed.. Residents benefit from allocated parking within a private car park to the side of the property.

Extras

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

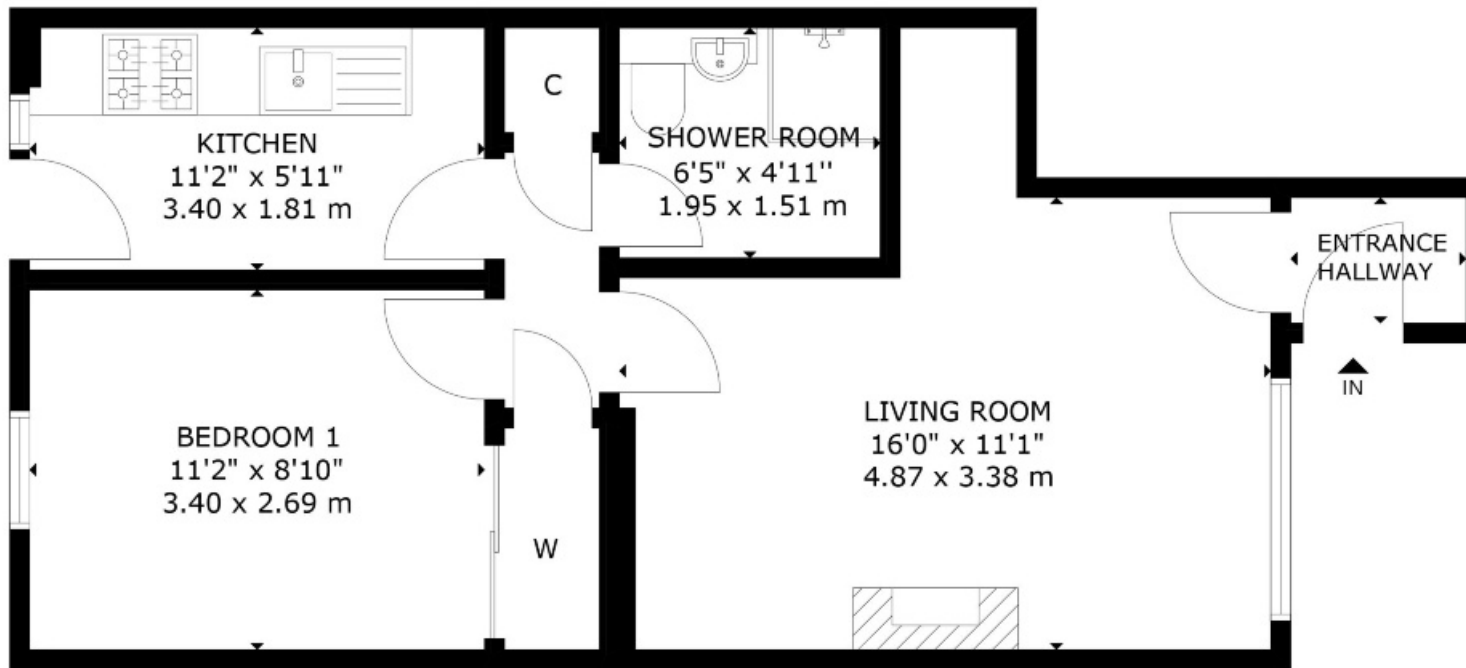
Home Report

The property has been valued at £135,000 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

11 STONEYBANK COURT MUSSELBURGH EH21 6TP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 453 SQ FT / 42 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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