

**8 Stoneyhill Avenue
Musselburgh, EH21 6SB**

OFFERS OVER **£335,000**



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- Rarely available detached villa on popular estate
- In good decorative order throughout
- Hall, dual aspect living/diningroom, kitchen
- Three bedrooms, all with fitted wardrobes
- Modern bathroom with three piece white suite
- Gas central heating and double glazing
- Private front and rear gardens, long driveway and garage
- EPC Band D, Council tax band E

Description

Located at the end of a quiet no through road, this appealing, rarely available detached villa (91m sq) forms part of an established, much sought after development. It enjoys a quiet and pleasant setting which is close to the railway station, QMU and the town centre. In good decorative order and benefitting from gas central heating and double glazing throughout, the property comprises an entrance hall with understair storage cupboard, front facing living room with feature fireplace and archway to the rear facing diningroom, fitted kitchen with appliances and door to garden. Upstairs there are two double bedrooms, both with mirror fronted fitted wardrobes, a single bedroom with fitted wardrobes and over stair storage cupboard and finally a rear facing, modern panelled bathroom with three piece coloured suite including a shower and screen over the bath.





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 front garden which has been paved for ease of maintenance and also provides off street parking along with the paved driveway which leads to the rear of the property and the semi detached single garage with up and over front door, door the side and power and light. The large, fully enclosed rear garden has lawn, paved patio and raised flower beds with a variety of mature plants and shrubs.

Extras

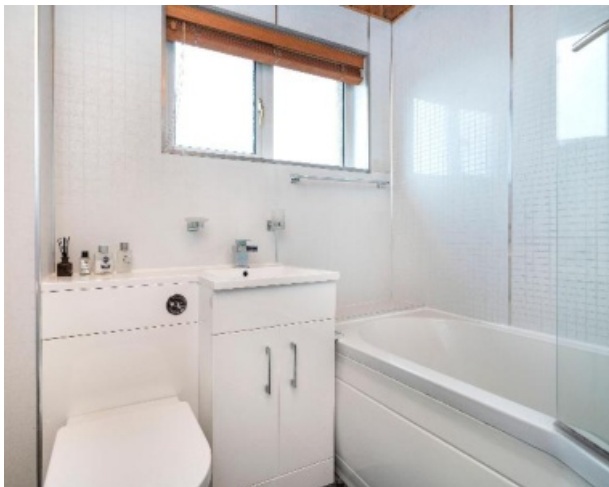
All fitted floor coverings, blinds, curtains, electric cooker, dishwasher and fridge/freezer are included within the sale price.

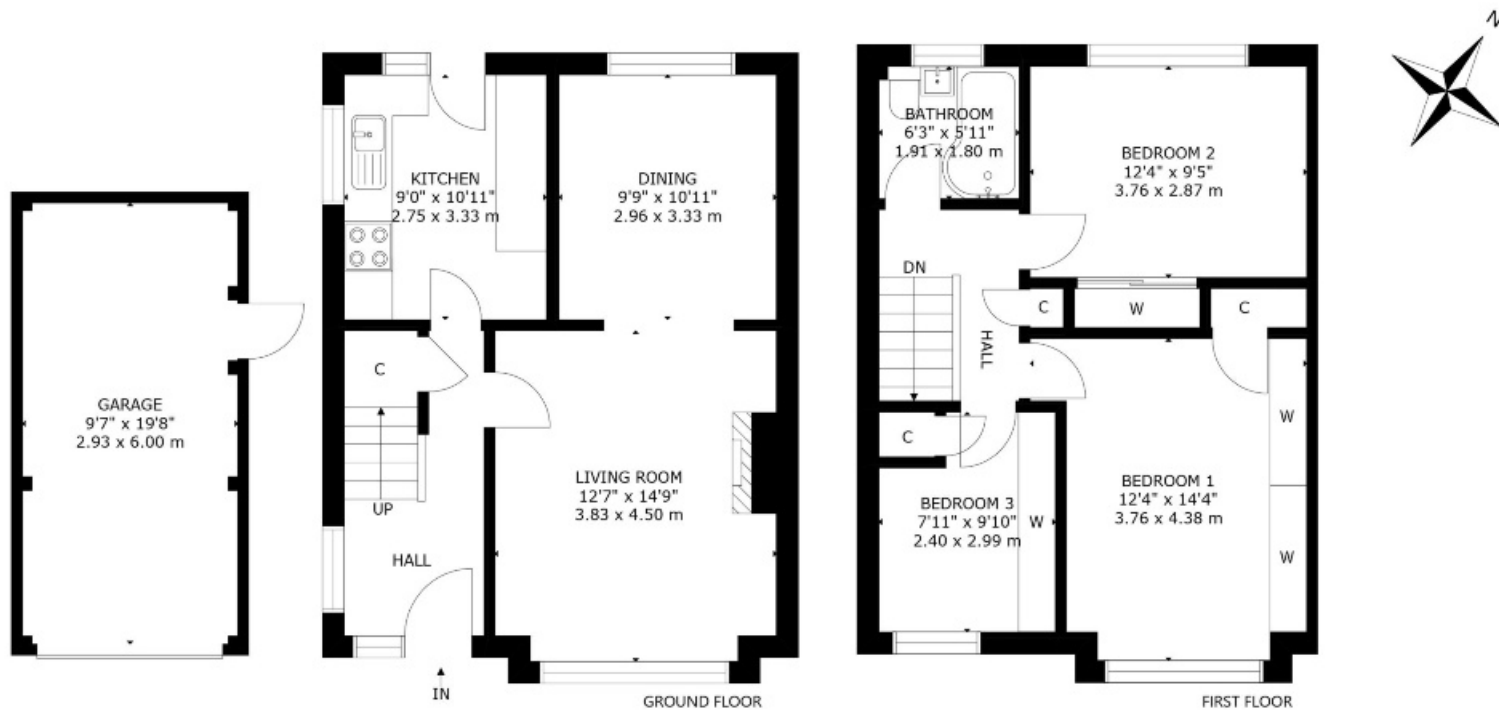
Home Report

The property has been valued at £340,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





8 STONEYHILL AVENUE MUSSELBURGH EH21 6SB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 986 SQ FT / 92 SQ M
 GARAGE 189 SQ FT / 18 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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