

9 Stoneyhill Terrace EH21 6SG

OFFERS OVER £225,000



drummondmiller



- Rarely available semi detached villa on popular estate
- In good decorative order throughout
- Hall, livingroom, kitchen/diningroom, study
- Two double bedrooms, one with fitted wardrobes
- Modern wetroom with two 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

This appealing, rarely available semi detached villa (68m 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, front facing living room with feature fireplace and archway to the rear facing kitchen/diningroom with appliances and door to garden, there is a handy, side facing study/home office. Upstairs there are two double bedrooms, one with fitted wardrobes and finally a rear facing, modern panelled wetroom with two piece white suite including an electric shower.





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 pebbled for ease of maintenance and monobloc driveway which leads to the rear of the property and the single garage with up and over front door, power and light. The large, fully enclosed rear garden has a monobloc patio, pebbled drying area, a variety of mature plants and shrubs and two wooden sheds, one with power.

Extras

All fitted floor coverings, blinds, curtains, electric hob, oven, cooker hood, fridge, automatic washing machine, tumble dryer and two wooden sheds are included within the sale price.

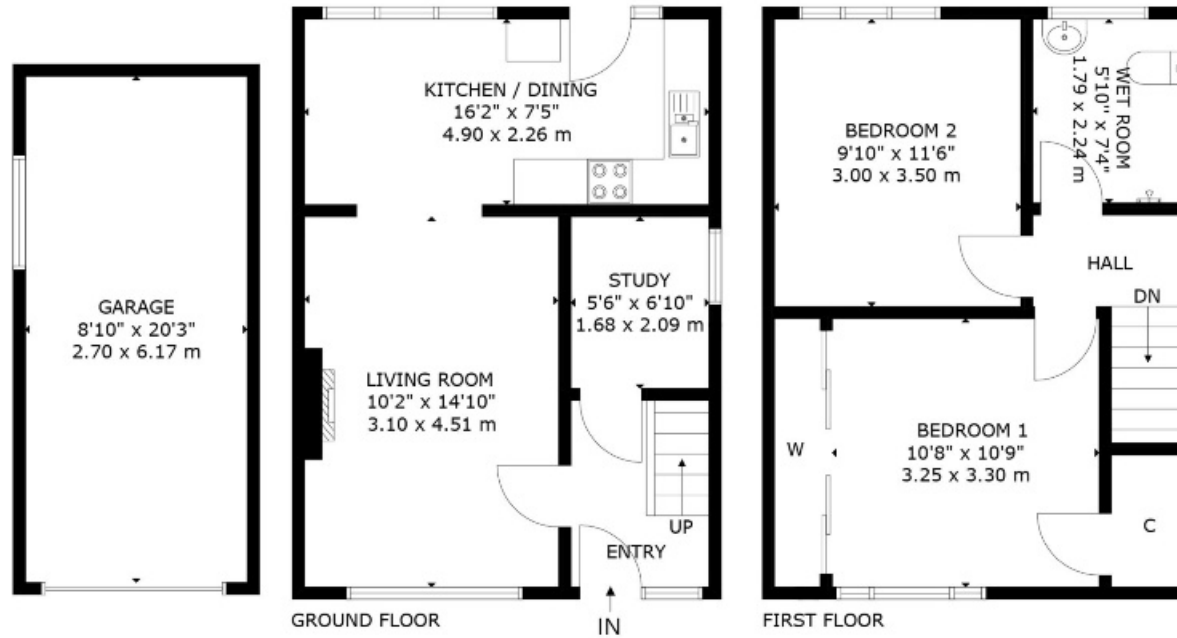
Home Report

The property has been valued at £230,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





9 STONEYHILL TERRACE, MUSSELBURGH, EH21 6SG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 740 SQ FT / 69 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
email sales@dm-property.com
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