

OFFERS OVER £145,000

67 Stoneybank Gardens  
Musselburgh, EH21 6TG

drummondmiller  
Solicitors & Estate Agents





- Immaculately presented mid terraced lower villa flat
- Entrance vestibule, livingroom, rear hall with good storage
- Fitted kitchen with appliances
- Double bedroom with built in wardrobes
- Stylish modern shower room
- Electric storage heating and double glazing
- Private front and rear gardens. Monobloc driveway to rear
- EPC Band D, Council tax band B

### Description

This is an immaculately presented and generously proportioned (42m sq) mid terraced lower villa flat located close to excellent amenities including QMU, Musselburgh Railway station and good local shopping. The property benefits from electric storage heating and full double glazing. The accommodation, all in "move in" decorative order throughout, comprises entrance vestibule, front facing livingroom, rear hall with two storage cupboards, one containing the water tank, modern fitted kitchen with appliances included, rear facing double bedroom with fitted wardrobes and a modern, stylish shower room with two piece white suite and 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. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The 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 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 front garden with slabbed path and red gravel chipped areas. There is a larger, fully enclosed rear garden with paved patio and is chipped for ease of maintenance with a wooden shed, rotary dryer and a gate leading to the private monobloc driveway beyond.

### Extras

All the fitted floor coverings, curtains, blinds, electric hob, oven, cooker hood, washer/dryer, fridge/freezer and wooden shed are included within the sale price.

### Home Report

The property has been valued at £150,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131



GROUND FLOOR



67 STONEYBANK GARDENS, MUSSELBURGH, EH21 6TG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 459 SQ FT / 43 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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