

OFFERS OVER £175,000

9 Stoneybank Gardens North
Musselburgh, EH21 6NB

drummondmiller
Solicitors & Estate Agents



- Bright, well proportioned, main door lower villa
- In true "move in" condition
- Hall, livingroom, modern fitted kitchen
- Two double bedrooms
- Stylish bathroom with modern three piece suite
- Gas central heating and double glazing
- Private gardens to front & rear. On street parking
- EPC Band C, Council tax band C

Description

This is a bright, well proportioned (61m sq) main door lower villa forming part of a traditional block of four within this popular residential area. The property is in excellent decorative order throughout and has many appealing features including gas central heating and double glazing. The accommodation comprises, entrance vestibule, hall with storage, spacious front facing livingroom, modern fitted kitchen with appliances, two good sized double bedrooms and a stylish part tiled bathroom with three piece white suite including an electric 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. 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 well maintained and fully enclosed front garden which has been chipped for ease of maintenance and a fully enclosed, larger garden to the rear with paved patio area, lawn, established borders and a wooden shed with gated access to the side path. There is ample unrestricted on street parking to the front of the property.

Extras

All the fitted floor coverings, blinds, gas hob, oven, cooker hood, automatic washing machine, wardrobes in bedroom one and wooden shed are to be included within the sale price.

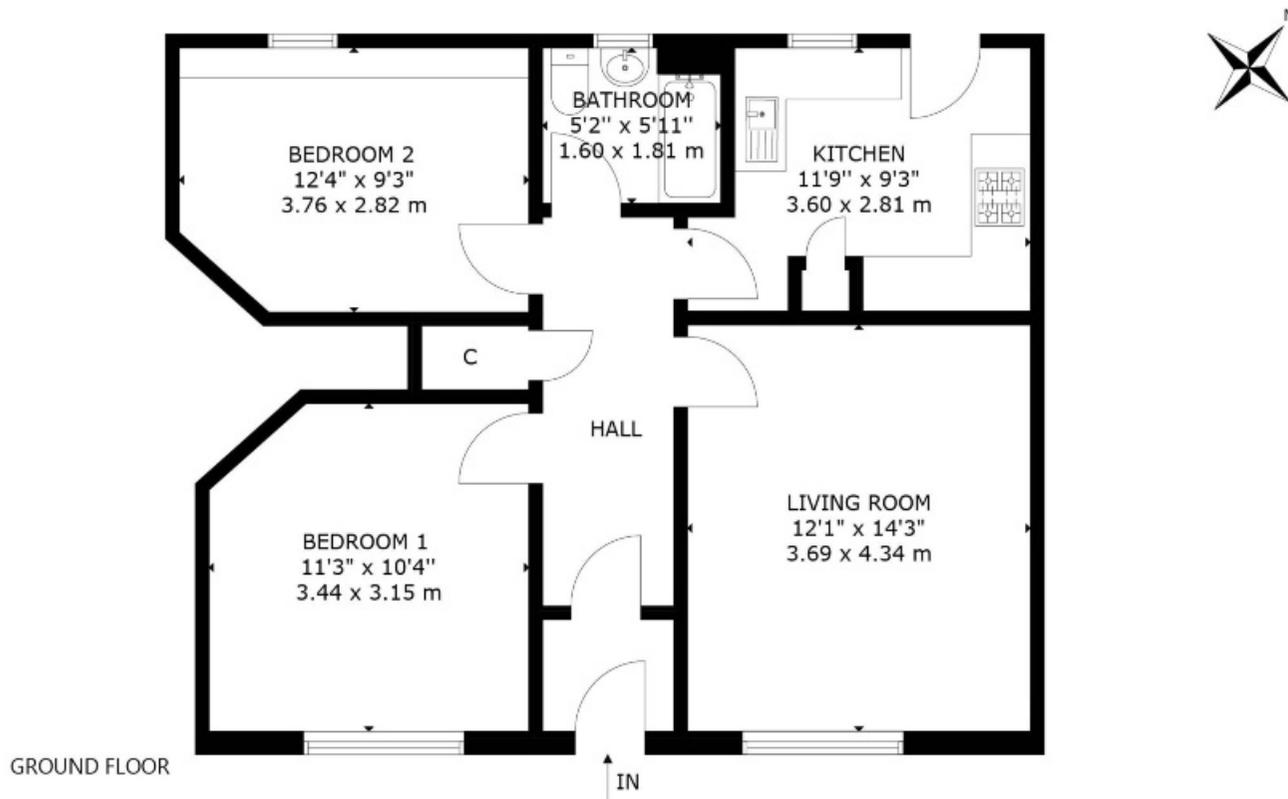
Home Report

The property has been valued by a surveyor at £180,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

9 STONEYBANK GARDENS, MUSSELBURGH, EH21 6NB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 671 SQ FT / 62 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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