

7c Stoneybank Gardens North Musselburgh, EH21 6NB

FIXED PRICE £160,000



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- Bright, well proportioned, upper 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. Large Attic
- Private gardens to rear. On street parking
- EPC Band C, Council tax band C

Description

This is a bright, well proportioned (63m sq) upper 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, double glazing and a large attic which provides superb potential for conversion subject to all the usual local planning consent and approval. The accommodation comprises, entrance hall with storage, spacious front facing livingroom, modern fitted kitchen with appliances, two good sized double bedrooms and a stylish part panelled bathroom with three piece white suite with 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. 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 fully enclosed, large private garden to the rear with paved patio area, lawn, and wooden shed.

Extras

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

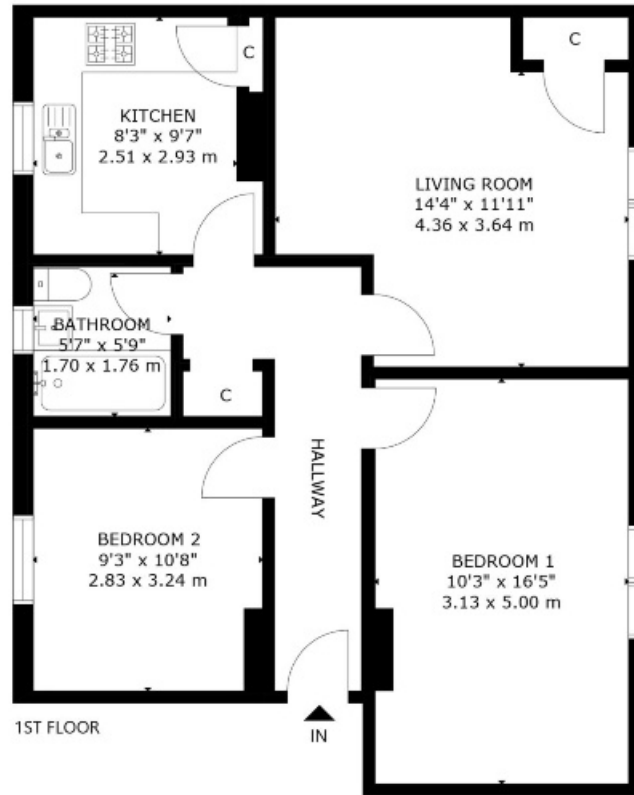
Home Report

The property has been valued by a surveyor at £160,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





1ST FLOOR

7C STONEYBANK GARDENS NORTH, MUSSELBURGH EH21 6NB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 697 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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