

6 Stoneybank Road Musselburgh, EH21 6HJ

FIXED PRICE £185,000



drummondmiller



- Bright, well proportioned, main door ground floor flat
- In good decorative order
- Hall, livingroom, modern fitted kitchen
- Two double bedrooms
- Modern part tiled shower room
- Gas central heating and double glazing
- Private gardens to both front and rear. On street parking
- EPC Band C, Council tax band C

Description

This is a bright, well proportioned (74m sq) main door, ground floor flat forming part of a traditional 4 in a block within this popular residential area. The property is in good decorative order throughout and has many appealing features including gas central heating and double glazing. The accommodation comprises, entrance vestibule, hall with 2 storage cupboards, spacious front facing livingroom, modern fitted kitchen with appliances, two generous double bedrooms and a rear facing part tiled shower room with two piece white suite and a glazed walk in 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 fully enclosed, large private garden to the rear with paved patio, lawn, a variety of shrubs and trees and a wooden shed. The front garden is also fully enclosed and has been pebbled for ease of maintenance. There is ample unrestricted on street parking to the front of the property.

Extras

All the fitted floor coverings, curtains, blinds, electric cooker, cooker hood, automatic washing machine, dishwasher and wooden shed are to be included within the sale price.

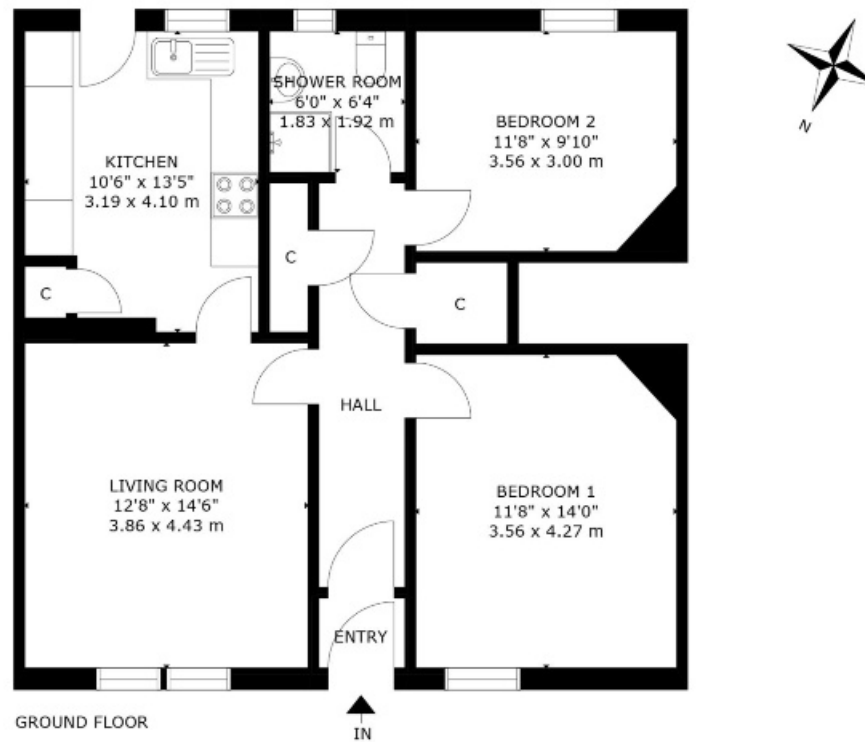
Home Report

The property has been valued by a surveyor at £185,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





6 STONEYBANK ROAD, MUSSELBURGH, EH21 6HJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 796 SQ FT / 74 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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01506 0131 0131 0141 0131
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Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com

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