

OFFERS OVER £225,000

28 Stoneybank Grove
Musselburgh, EH21 6HF

drummondmiller
Solicitors & Estate Agents



- Semi detached chalet style villa
- Hall, rear facing livingroom
- Modern fitted kitchen
- Two double bedrooms
- Modern shower room
- Gas central heating and double glazing throughout
- Well maintained gardens to front and rear. On street parking
- EPC Band C, Council tax band C

Description

This is a well proportioned (74sq m) semi detached chalet style villa located within this popular residential development close to the railway station and QMU. The property is in good decorative order and benefits from gas central heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with deep storage cupboard, spacious rear facing livingroom with feature fire surround, side facing modern fitted kitchen with appliances, utility room with fitted units and door to the rear garden and a stylish, part tiled shower room with modern two piece suite and shower cabinet. Upstairs there are two good sized double bedrooms, both with excellent storage.





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 generous, enclosed front garden which has been paved for ease of maintenance. A gate leads to the larger enclosed rear garden has a paved patio, lawn, wooden shed and greenhouse. There is free on street parking available to the front of the property.

Extras

All the fitted floor coverings, blinds, gas hob, oven, cooker hood, fridge/freezer, automatic washing machine, freezer, greenhouse and shed are to be included within the sale price.

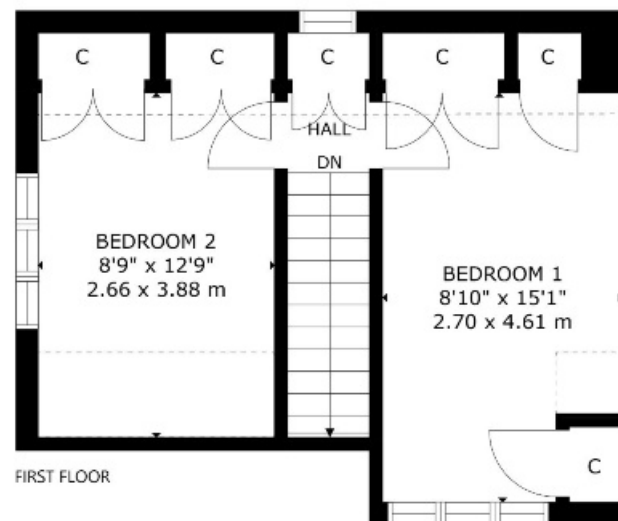
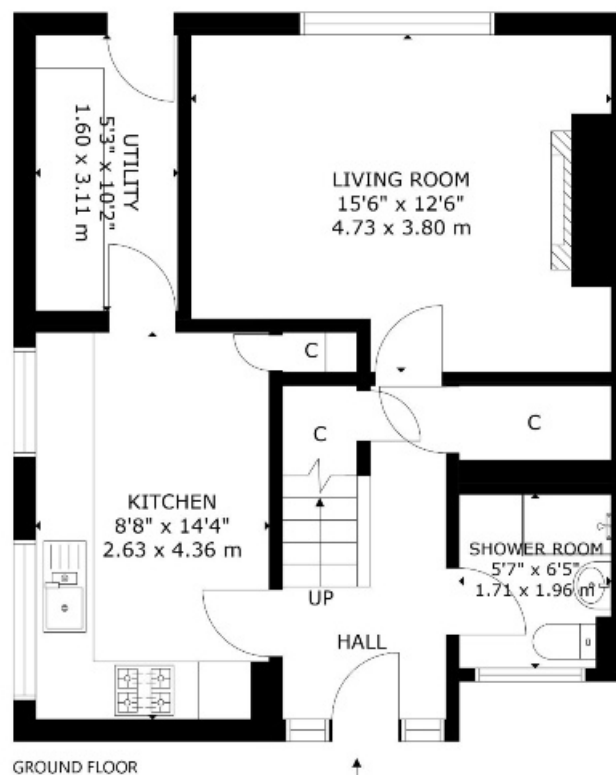
Home Report

The property has been valued by a surveyor at £230,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131





28 STONEYBANK GROVE MUSSELBURGH EH21 6HF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 870 SQ FT / 81 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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