

**50 Stoneyhill Road,
Musselburgh, EH21 6TW**

OFFERS OVER £165,000



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- Mid terraced villa
- Bright living/dining room
- Fitted kitchen with appliances
- Two bedrooms both with fitted wardrobes
- Bathroom with three piece suite and shower
- Gas central heating and double glazing
- Private rear garden and driveway to front
- Easy access to QMU, town centre and railway station
- EPC Band C and council tax band C

Description

This well presented mid terraced villa is located within a very quiet cul de sac just a short distance from Musselburgh's town centre. The property has a practical layout and benefits from gas central heating and full double glazing. The accommodation, which is in good decorative order throughout, comprises entrance vestibule, living room with space for a small dining table, fitted kitchen with some appliances included, two double bedrooms with fitted wardrobes and a bathroom with three piece white suite including an electric shower and folding screen.





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 gym. 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 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 private garden to the rear which is paved and fully enclosed. There is a driveway to the front and unrestricted on street parking.

Extras

All the fitted floor coverings, light fittings, blinds, curtains, gas hob, oven, fridge, freezer and garden shed are included within the sale price.

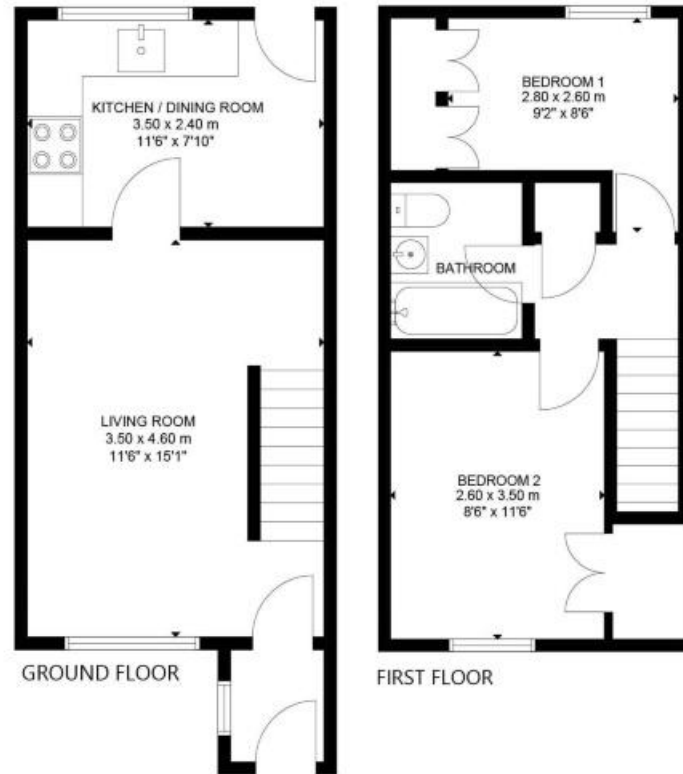
Home Report

The property has been valued at £170,000 and the Home Report is available from the ESPC web site.

Viewing

Call Agents on 0131 229 3399 to arrange an appointment.





50 STONEYHILL ROAD, MUSSELBURGH, EH21 6TW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 573 SQ FT / 54 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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