

11 Stoneyhill Drive, Musselburgh, EH21 6SQ



Description

Particularly appealing and rarely available semi-detached villa, enviably set within a much sought-after established development conveniently placed for the railway station, QMU and the town centre. The property is offered to the market in excellent decorative order throughout and provides comfortable and light filled living space which represents an ideal home for an individual, couple or family.

- Hallway
- Dual-facing living/dining room falling naturally into two defined areas
- Fitted kitchen with access to rear garden
- Two comfortable double bedrooms, one with fitted storage
- Useful office/study with window on ground floor level
- Bathroom consisting of three piece white suite with separate shower enclosure
- Gas central heating and double glazing
- Single garage sized garage with long driveway
- Sunny south-facing rear garden

Extras

The newly fitted carpets, oven, hob, cooker hood, washing machine and fridge/freezer are included.

EPC Rating: C

Price and Viewing

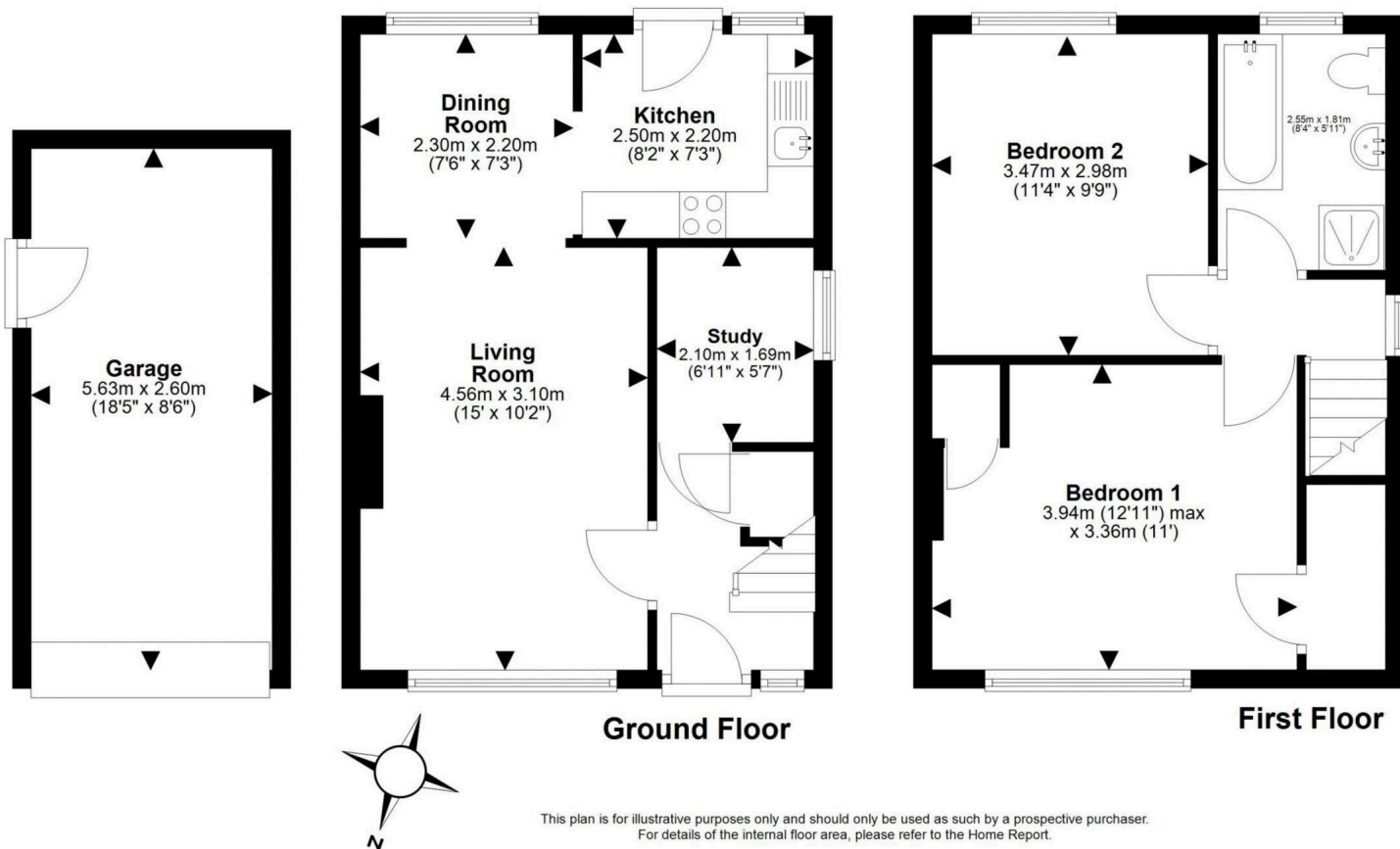
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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