



GILSON GRAY

LAW • PROPERTY • FINANCE

6 STONEYBANK GROVE

Musselburgh, East Lothian, EH21 6HF



Boasting stylish, contemporary interiors and crisp neutral décor throughout, this three-bedroom semi-detached house enjoys a quiet position within an established residential area of popular Musselburgh. Sure to appeal to a wide demographic, the home further benefits from low-maintenance gardens and access to unrestricted parking, and it lies enviably close to open green space, as well as a wealth of amenities in the immediate area, such as shops (including supermarkets) schools, and transport links (including a train station).

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine will be included in the sale.



FEATURES

- Semi-detached house in Musselburgh
- Well-presented, contemporary interiors
- Entrance hallway with built-in storage
- Good-sized, southwest-facing living room
- Stylish breakfasting kitchen with garden access
- Three double bedrooms (two with built-in wardrobes)
- Chic, modern shower room
- Low-maintenance front and rear gardens
- Charming summerhouse with light and power
- Access to unrestricted on-street parking







"THIS THREE-BEDROOM HOME IS PRESENTED IN AN IMMACULATE, MOVE-IN CONDITION WITH STYLISH, CONTEMPORARY INTERIORS AND NEUTRAL DECOR."





EPC RATING:



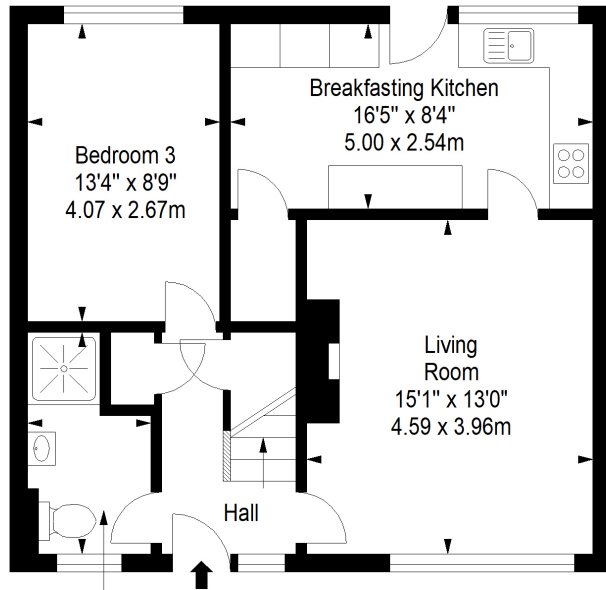
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

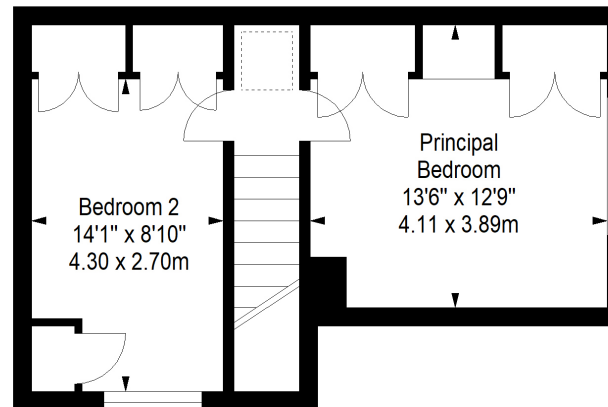
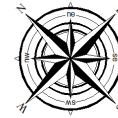
Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor

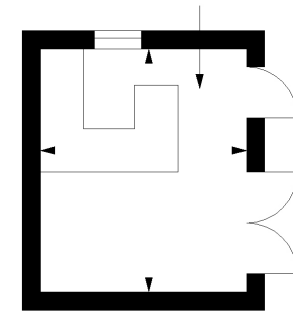
Approx. 35.2 sq. metres (378.9 sq. feet)



Summer House

Approx. 9.5 sq. metres (102.3 sq. feet)

Summer House
11'0" x 9'5"
3.35 x 2.86m



Total area: approx. 101.6 sq. metres (1093.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.