



6 STONEYBANK AVENUE

Musselburgh, East Lothian, EH21 6HN





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This traditional lower villa boasts a bright reception room, a southerly-facing breakfasting kitchen with plentiful storage, two double bedrooms, and a modern shower room. It also enjoys generous gardens, including a secure, south-facing rear garden with direct access from the kitchen. Ample unrestricted on-street parking is available, and the home is ideally located in the coastal town of Musselburgh—within walking distance, or easily reached by frequent bus services, of the town centre, local schools, Queen Margaret University, and the train station. It is therefore a fantastic option for professionals, small families, or as a rental investment.





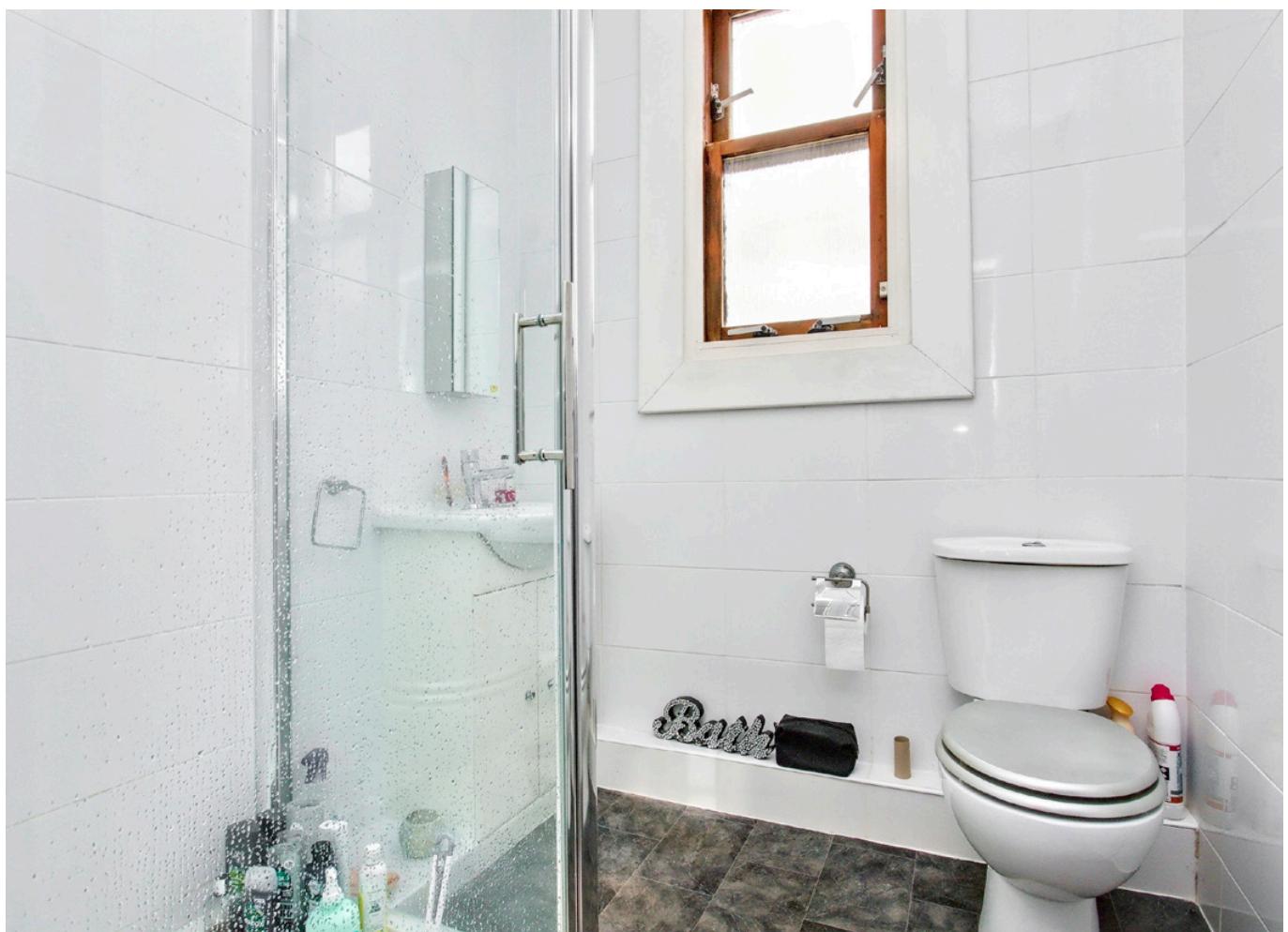
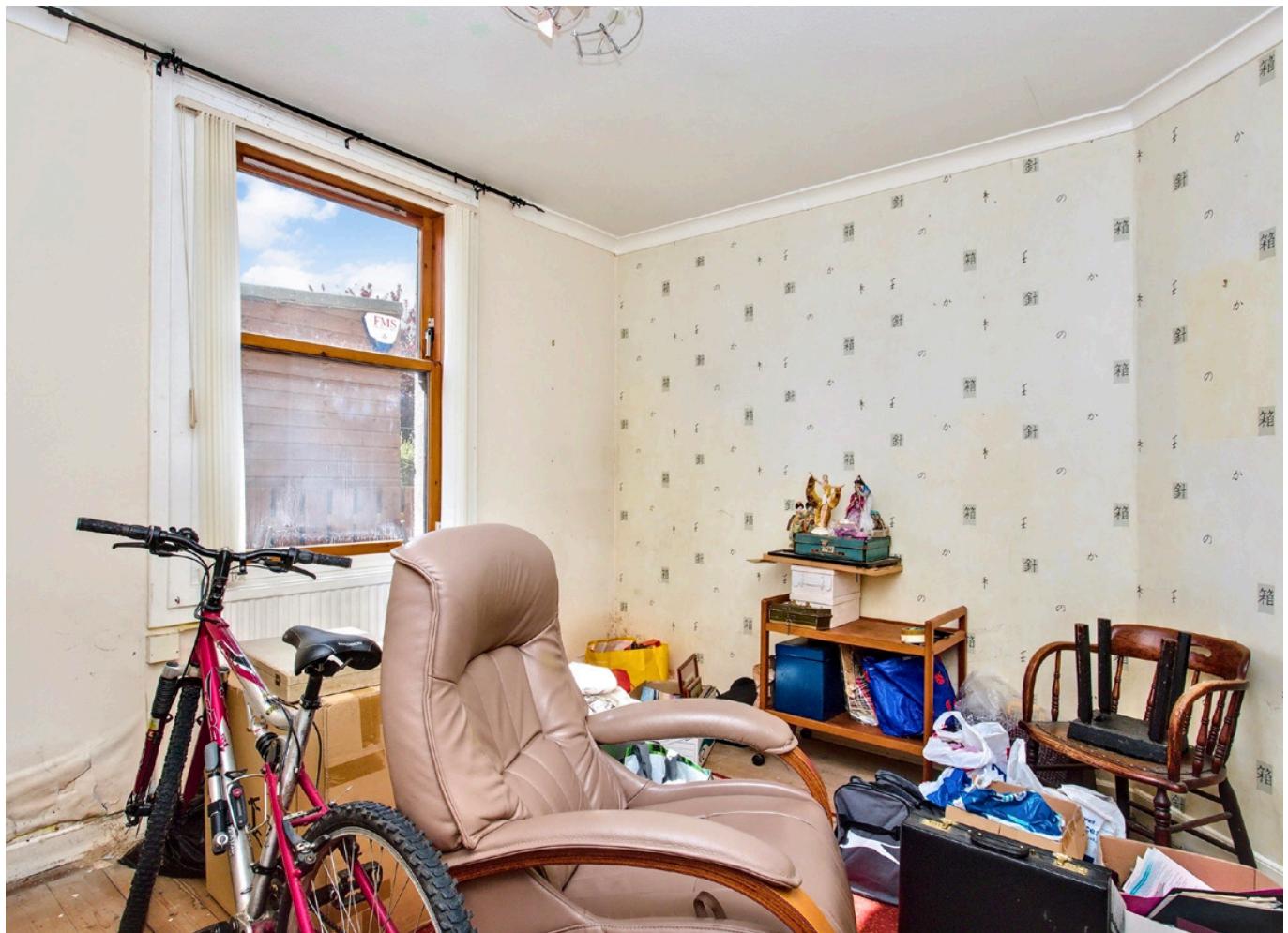
DEPC
RATING**C**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Appealing coastal town location
- Traditional lower villa with opportunities for internal upgrades
- Vestibule and hall with storage
- Bright reception room
- Southeast-facing breakfast kitchen with garden access
- Two double bedrooms
- Bright modern shower room
- Front garden and large, secure and south-facing rear garden
- Unrestricted on-street parking









Extras: All fitted floor and window coverings and light fittings are included.

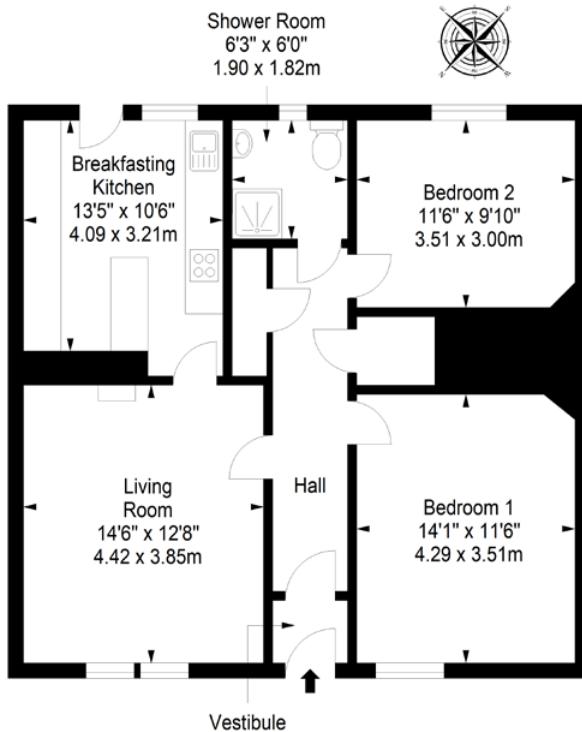


MUSSELBURGH

Musselburgh is a historic, bustling seaside town, located just six miles from Edinburgh, with excellent public transport facilities to the city; bus services run both day and night, whilst two train stations also provide regular services. This picturesque and ancient town, positioned on the Firth of Forth coast, with a quaint harbour, and situated on the banks of the River Esk, offers fantastic opportunities to enjoy the coast and East Lothian countryside, with access to sailing and water sports facilities and beautiful walkways, such as the John Muir Way that extends along the coast. There is also a sports complex with sports hall, gym, swimming pool, sauna and spa. For golf enthusiasts, there is the Royal Musselburgh Golf Course and several other prestigious courses close by. The famous Musselburgh Racecourse also holds regular meets, including the much anticipated Ladies Day in June. The town has two main shopping streets, with high street retailers, small local shops, bars and restaurants, and the large Tesco supermarket is open 24 hours, 7 days a week. The Fort Kinnaird Retail Park, one of the largest in the UK, and also home to a multiplex cinema, is just a couple of miles away and easily accessible by public transport. State and private schools for all ages are located in the town, including the private boarding school of Loretto and Musselburgh Grammar School, whilst Queen Margaret's University is also located on the outskirts of the town. Known as the "Honest Toun", Musselburgh's unique history is celebrated annually by the community with an array of summertime festivities.

Ground Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

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