



28 Stoneybank Road
Musselburgh, EH21 6HJ

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"28 Stoneybank Road is a well-presented two bedroom terraced house, situated on a quiet residential street"

- ENTRANCE HALL
- LIVING ROOM
- CONSERVATORY
- KITCHEN/DINING ROOM
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



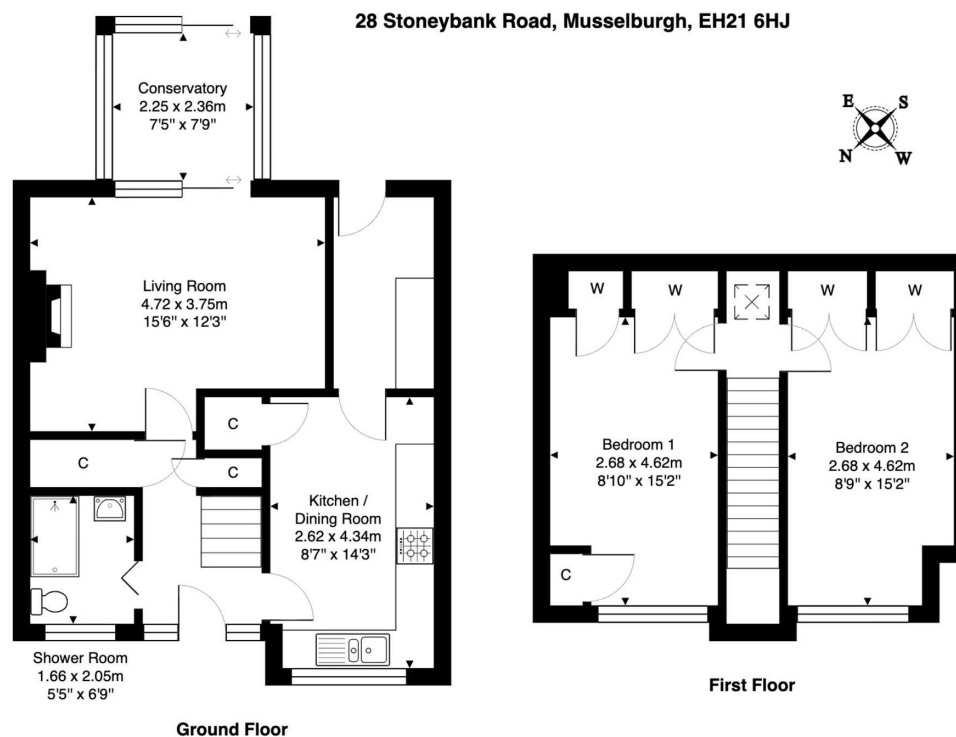
DESCRIPTION

28 Stoneybank Road is a well-presented two bedroom terraced house, situated on a quiet residential street in the popular Musselburgh district. The accommodation comprises: welcoming entrance hall with two cupboards off; bright and spacious living room with sliding patio door leading to conservatory; generously proportioned dining kitchen with cupboard off; utility room with access to rear garden; contemporary shower room with electric shower; carpeted stair to upper landing leading to two good sized double bedrooms with built-in wardrobes. Further benefits include: gas central heating; double glazing; low maintenance front garden; enclosed private rear garden with decking; unrestricted on street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Total Area: 85.5 m² ... 921 ft²

All measurements are approximate and for display purposes only.



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