



6D Stoneybank Gardens North  
MUSSELBURGH | EH21 6NB

  
**warners**  
solicitors & estate agents





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Exceptionally light and spacious two bed upper flat boasting a freshly decorated, ready to move into interior and a sunny, private rear garden.

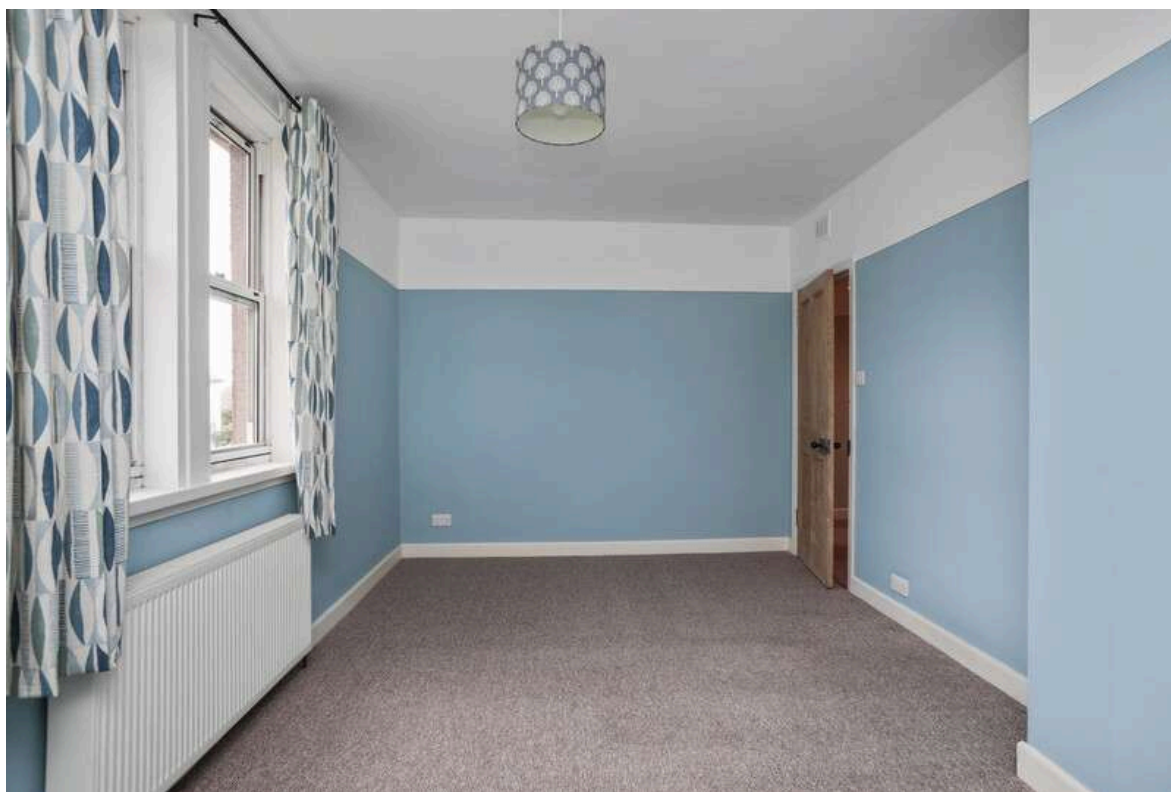
Tucked away in a quiet cul-de-sac, this well located property is within easy reach of Musselburgh's shops and eateries, the railway station (offering regular, fast train services to central Edinburgh) and the A1 and city bypass for journey's further afield by car. Queen Margaret University campus is also located close by.

This lovely flat would be ideal for a variety of purchasers, including a single person or couple looking for their first home, someone downsizing from a house, or as an investment purchase. The generously proportioned and recently decorated accommodation comprises an entrance hallway featuring natural stripped wood doors, a twin windowed living/dining room with ample space for both relaxation and dining, a bright kitchen offering a range of integrated and free standing appliances, ample worktop space and good storage, two double sized bedrooms and a shower-room fitted with an electric shower and neutral tiling. Lying to the rear of the building is a sunny private garden, which has been laid to lawn.

- Ideal first time buy or investment purchase
- Quiet cul-de-sac position
- Entrance hallway offering access to all apartments
- Twin window living/dining room
- Fitted kitchen
- Two double bedrooms
- Shower-room with electric shower
- Gas central heating
- Double glazing
- Natural stripped wood doors
- Private rear garden
- Unrestricted on-street parking
- Convenient for Musselburgh's excellent amenities, the railway station, A1 and city bypass and Queen Margaret University.

In addition, there may be scope to extend into the loft space subject to the necessary permissions.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

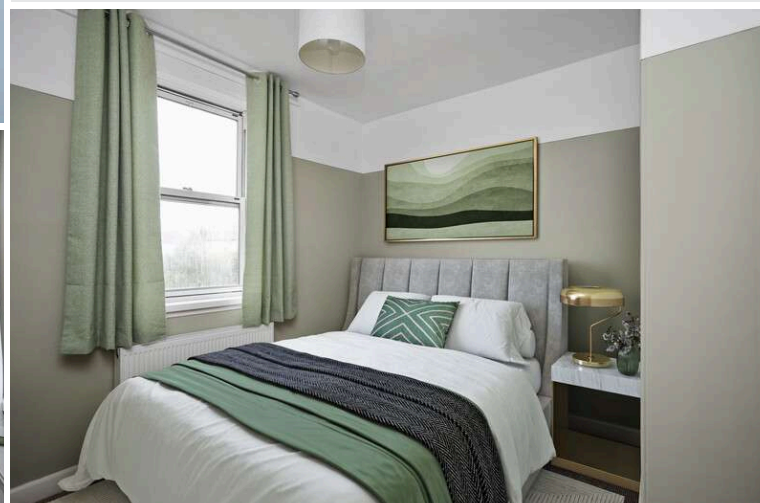
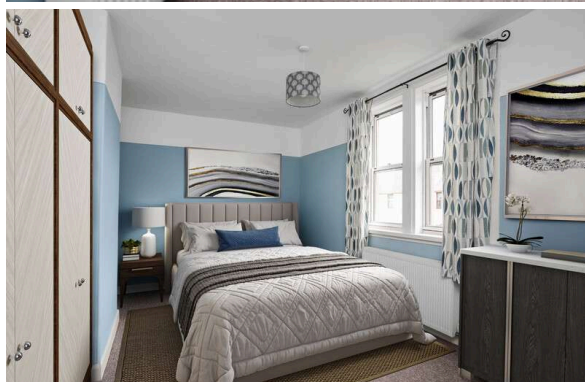


All integrated kitchen appliances, light fixtures, fridge, washing machine, curtains, blinds and lampshades are included in the sale

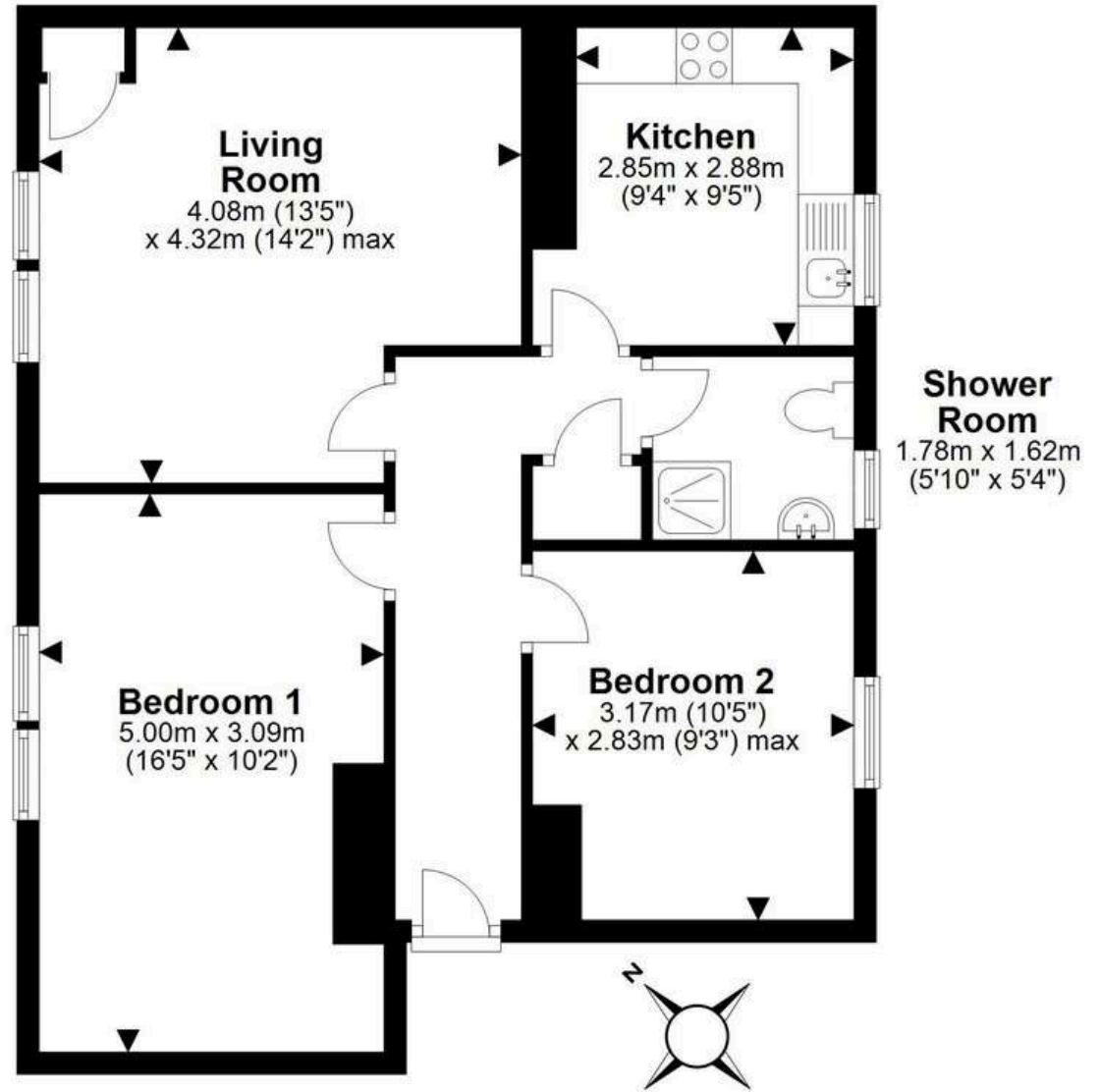
EPC Rating D

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is close to the train station.

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.