



6b Stoneyhill Place
MUSSELBURGH | EH21 6TQ


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Rarely available ground floor studio apartment forming an ideal starter home in a quiet, tucked away location in this popular coastal town. Excellent local amenities and Fort Kinnaird's huge choice of shopping and leisure facilities are well within reach, as are the Railway station and A1/ City Bypass.

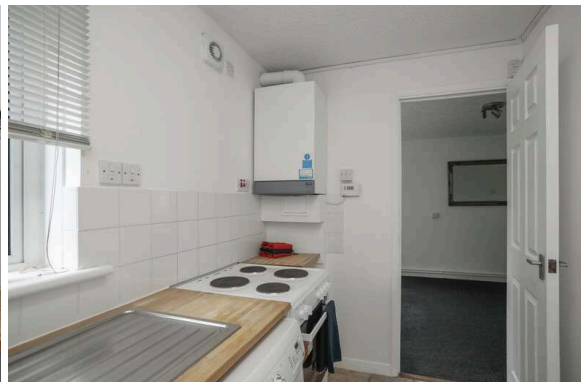
This is a lovely bright property with a pleasant leafy outlook across the sheltered communal garden, perfect for someone looking to take a first step onto the housing ladder. The main room has twin windows at the far end ensuring maximum natural light, plus a side facing window to the opposite end of the room, where it would be easy to screen off a sleeping area. The kitchen is fitted out with a range of cream units and the bathroom has a white suite and electric over-bath shower. Superb storage is provided by a built-in wardrobe in the main room and cupboards in the hall and bathroom. The property benefits from gas central heating and double glazed windows. An allocated parking space is located nearby, plus plenty of on-street parking.

- Ideal first time buy
- Entrance hall
- Dual aspect living/dining/bedroom
- Fitted kitchen
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Great storage space
- Shared garden
- Allocated parking space and on-street parking

The cooker, fridge freezer and washer/dryer and all blinds will be included in the sale.

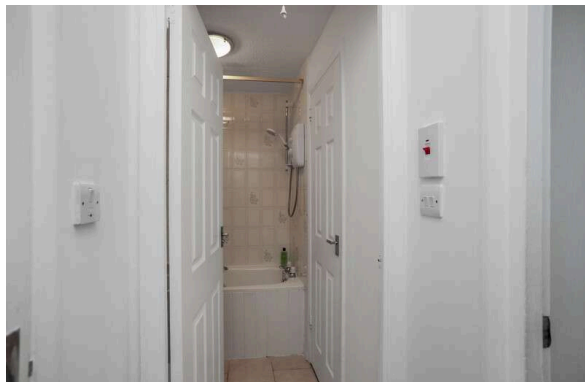
EPC Rating C.

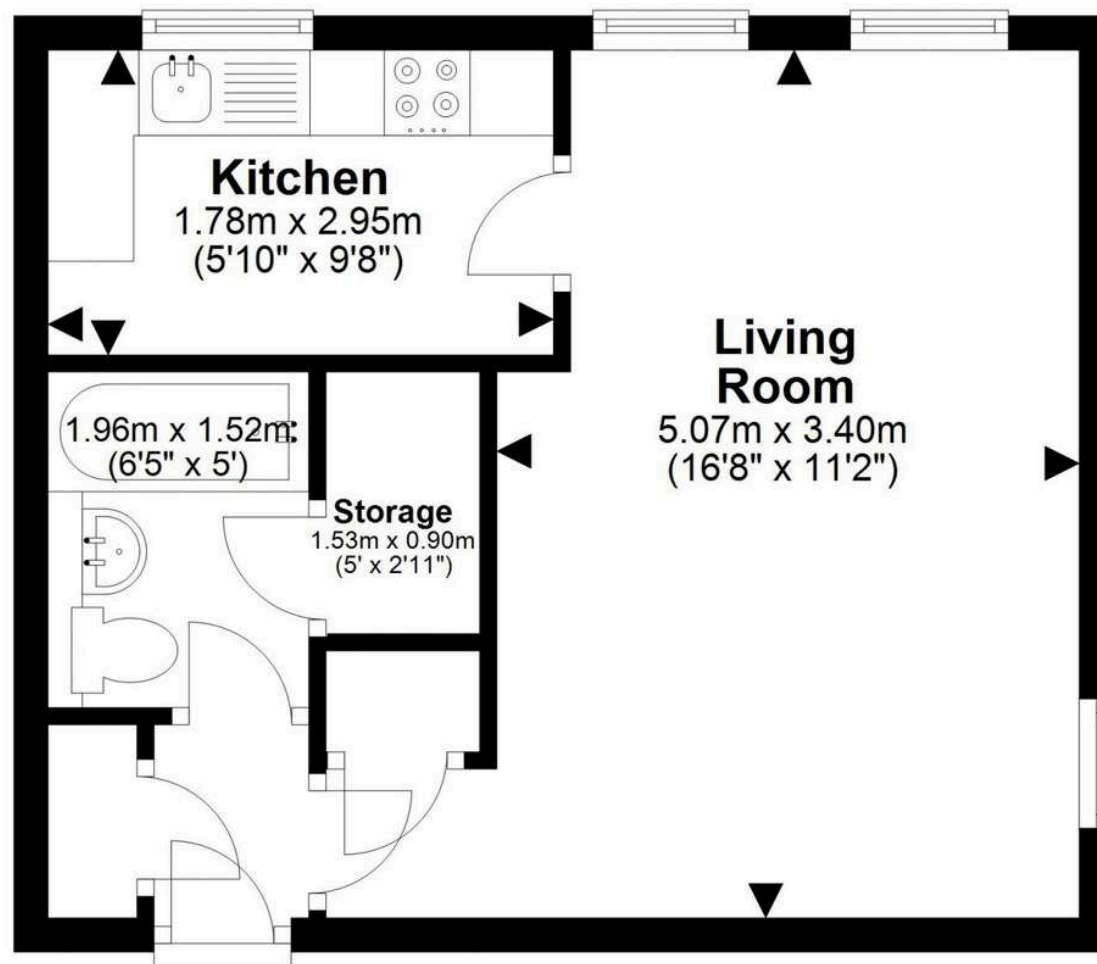
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





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.

