



14 Stoneybank Grove  
MUSSELBURGH | EH21 6HF

  
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solicitors & estate agents





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Beautifully presented two-bedroom terraced house enjoying a quiet setting within this mature residential cul-de-sac and benefiting from an enclosed rear conservatory and garden, offering a high degree of privacy and security. This lovely home is presented to the market in excellent order throughout and offers comfortable and easily manageable living space which would make an excellent home for a young couple or small family.

The property comprises spacious living room with an attractive fireplace and patio doors that lead into the conservatory which also leads into the rear garden which is made up of a shed, lawn and patio. Also downstairs is a fully fitted kitchen with dining area, oven and hob, dishwasher, fridge/freezer and access outside. There is also a utility room that has a pulley and washing machine and completing the accommodation downstairs is the stylish bathroom with double waterfall shower over the bath and a heated towel rail. Upstairs are the two well-proportioned bedrooms both with built in storage and an attic. Early viewing is recommended!

- Beautiful two-bedroom terraced house
- Living room that leads into conservatory
- Well equipped kitchen/breakfast room
- Stylish Bathroom
- Two bright well-proportioned bedrooms with built in storage
- Utility room
- Gas central heating and Double glazing
- Rear garden made up of a shed, lawn and patio

EPC Rating D and Council Tax Band C.

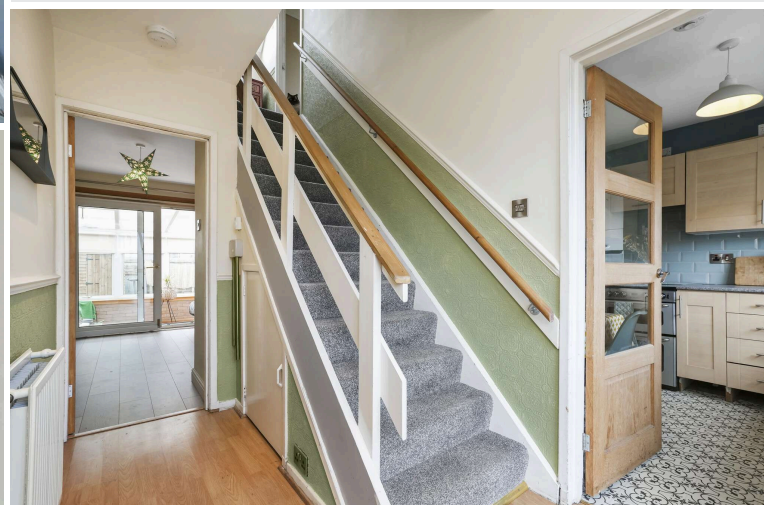
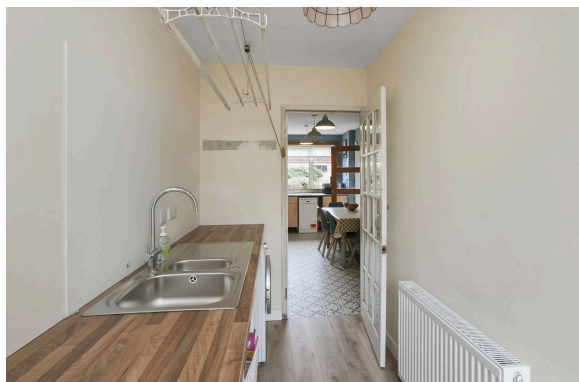
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

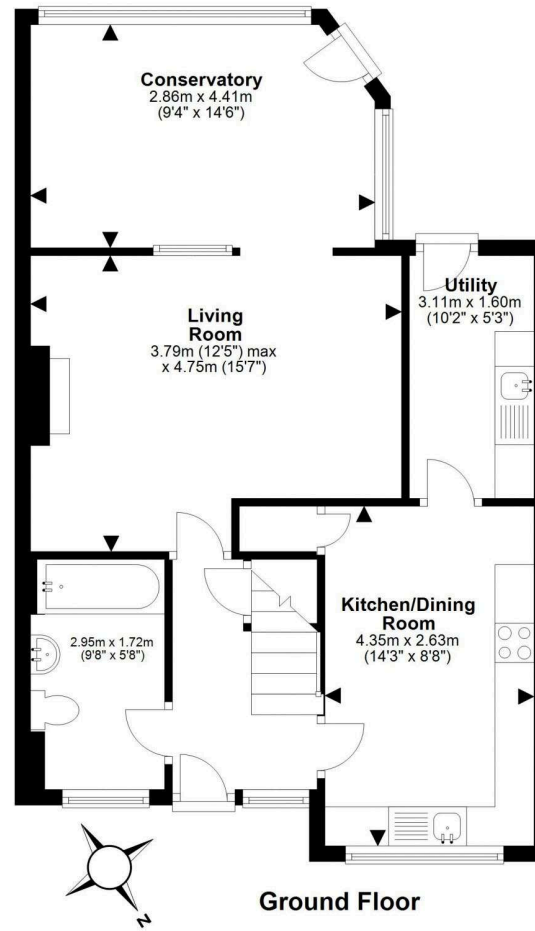




All fixtures, curtains, blinds and kitchen appliances will be included in the sale.

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 store. Further shopping is available nearby at Asda and The 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. Musselburgh also provides schools in both the state and private sector.





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

