



4E Stoneybank Terrace  
MUSSELBURGH | EAST LOTHIAN | EH21 6NL

  
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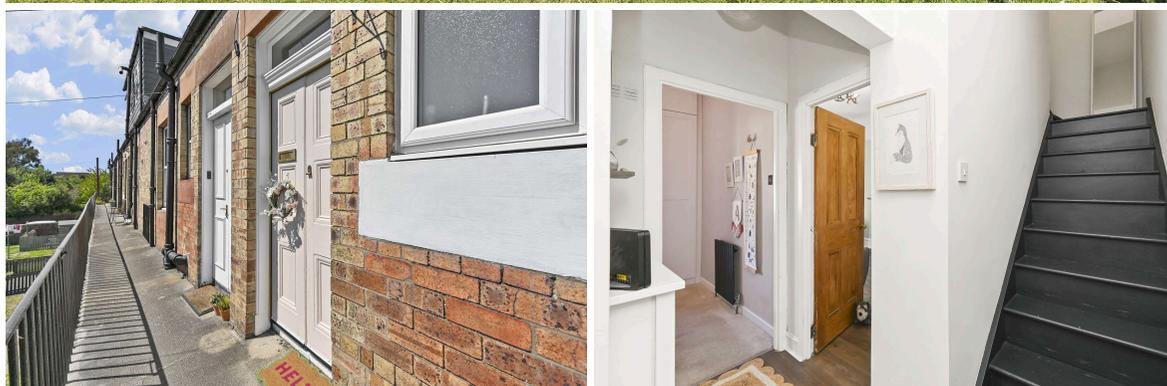
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Exceptionally presented traditional double upper villa enjoying its own main door access situated within a sought after area of Musselburgh. Surrounded by quick transport links, excellent local amenities and vast open green spaces this property would make an ideal buy in a tranquil, yet well-connected location.

This charming home is offered to the market in beautiful order and provides particularly spacious accommodation with contemporary interior and effortlessly stylish decor, yet retains a lovely period feel to it.

- Welcoming Hallway with deep storage cupboard
- Bright bay living room with feature fireplace
- Well appointed kitchen/breakfast room falling naturally into cooking and dining areas
- Useful box room/study
- Two double bedrooms, the top floor bedroom offering excellent eaves storage and boasting a fine south-facing aspect over the shared gardens
- Stylish shower room
- Gas central heating and double glazing
- Enclosed area of private garden and communal drying green
- Ample on street parking

Energy Rating d, Council Tax Band C.



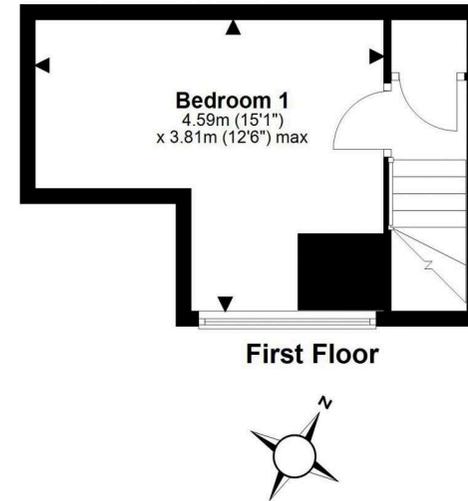
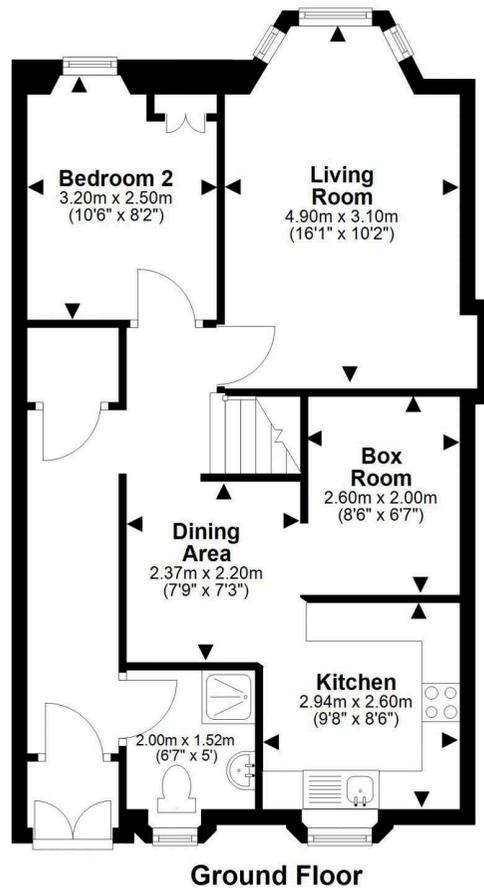
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All curtains, blinds, small fridge, dishwasher, washing machine and integrated appliances will be included in the sale, while the furniture items can be available with separate negotiation.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. 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.