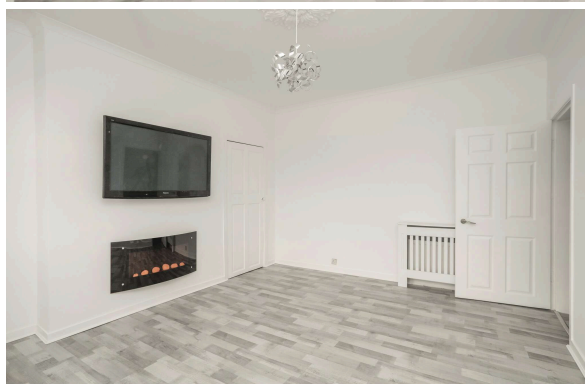




53 Stoneybank Terrace
MUSSELBURGH | EH21 6LZ


warners
solicitors & estate agents



53 Stoneybank Terrace

MUSSELBURGH | EH21 6LZ

Warners are delighted to present this beautifully maintained two-bedroom upper villa, forming part of a block of four in a sought-after Musselburgh location. Ideal for first-time buyers, young families, or investors, the property offers spacious, move-in-ready accommodation with private garden grounds and a driveway.

Accessed via its own main door, the home features a welcoming vestibule and upper hallway with generous storage. The bright living room enjoys twin front-facing windows and a stylish feature fireplace. A modern breakfasting kitchen offers ample unit space, gas hob, oven, extractor, and a mix of integrated and freestanding appliances.

Both bedrooms are well-proportioned with built-in storage, while the family bathroom includes a white three-piece suite and thermostatic shower. The home benefits from gas central heating, double glazing, and a private rear garden with patio—ideal for relaxing or entertaining. Unrestricted on-street parking is also available.

Set within easy reach of local amenities and transport links, early viewing is highly recommended.

- Bright, spacious two-bedroom upper villa
- Private garden, patio, and driveway
- Own main door entry with ample storage
- Modern kitchen with appliances included
- Sought-after Musselburgh location
- Ideal for first-time buyers or investors
- Private spacious attic

EPC Band C, Council Tax C

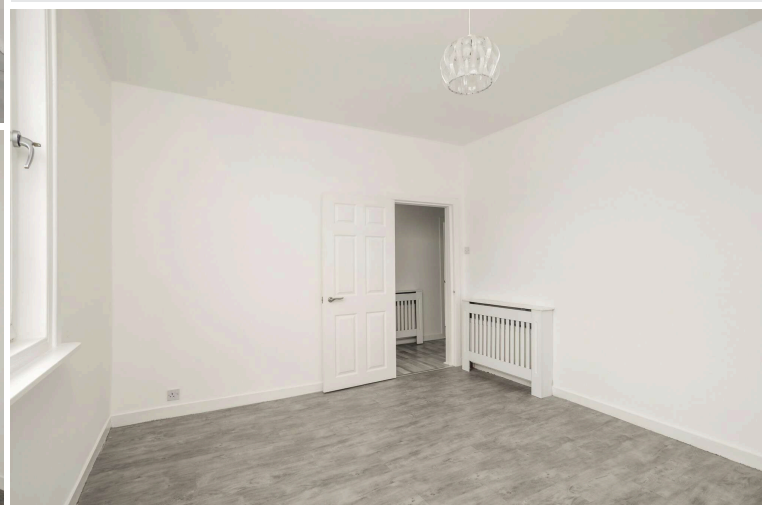
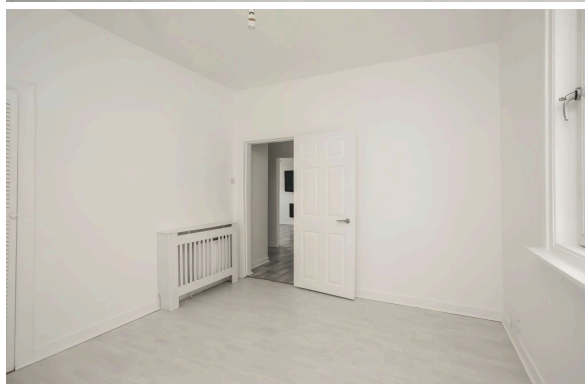
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

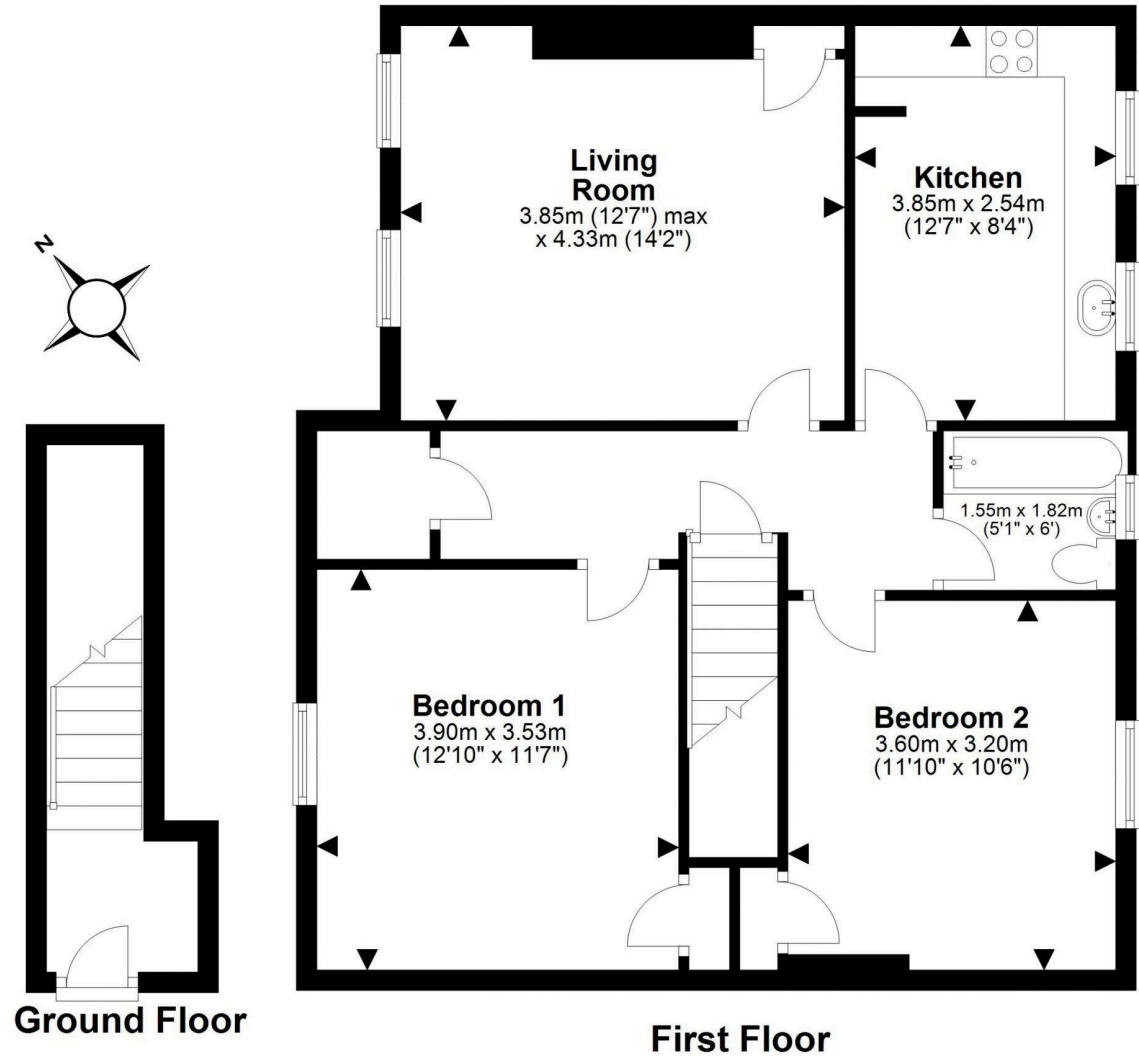


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.

All fixtures, fittings, Integrated appliances, washing machine and the TV in the living room are included in the sale.

Please note the extractor fan and dishwasher are not in working order.





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.