

COULTERS[©]

34 STONEYBANK AVENUE

MUSSELBURGH, EAST LoTHIAN, EH21 6HN

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a quiet residential street within the East Lothian town of Musselburgh, 34 Stoneybank Avenue is a well-proportioned semi-detached bungalow that provides flexible accommodation. The property benefits from, a private, enclosed south-east-facing garden to the rear with a shed and front chipping stone driveway providing parking for two cars. The property is well connected to Edinburgh via great bus and train transport links.

KEY FEATURES



Well proportioned semi-detached bungalow



Two generous double bedrooms



Private south-east rear garden



Private driveway with parking for two cars



Within walking distance of Musselburgh train station



Easy access to local amenities



EPC Rating - D



Council Tax Band - C



The property comprises; a welcoming hallway; spacious sitting room with gas fire and double patio door leading to the rear garden; kitchen with dining space and a range of base and wall mounted cabinets, integrated oven, four ring gas hob and extractor hood; utility room with further storage and back door leading to the garden.

Two spacious double bedrooms, one with built in wardrobe space and a three-piece partially tiled family bathroom with overhead shower and mirrored cabinets complete the accommodation.

The property further benefits from attic space, gas central heating and double glazing throughout.



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THE LOCAL AREA

Musselburgh is a historic town located in East Lothian, just to the east of Edinburgh. It is known for its scenic coastal location, with a beautiful beach and views out towards the Firth of Forth. The town has a rich history, dating back to Roman times when it was a significant settlement known as "Inveresk."

Musselburgh is home to several notable attractions, including the Musselburgh Racecourse, one of the oldest racecourses in Scotland. The town also has a vibrant high street with a variety of shops, cafes, and restaurants, as well as a number of historic buildings and landmarks, such as the Inveresk Lodge Garden.



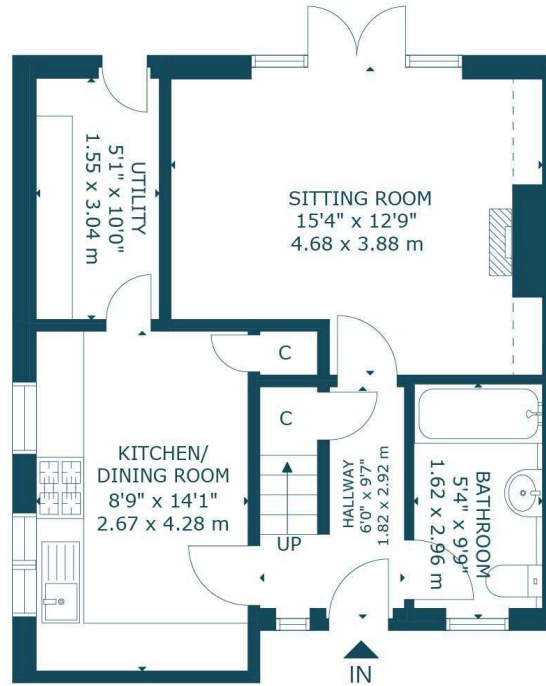
In terms of outdoor activities, Musselburgh offers plenty of options for residents and visitors alike, including walking along the John Muir Way coastal path, golfing at the Musselburgh Links Old Golf Course (one of the oldest golf courses in the world), and exploring the nearby East Lothian countryside.

EXTRAS

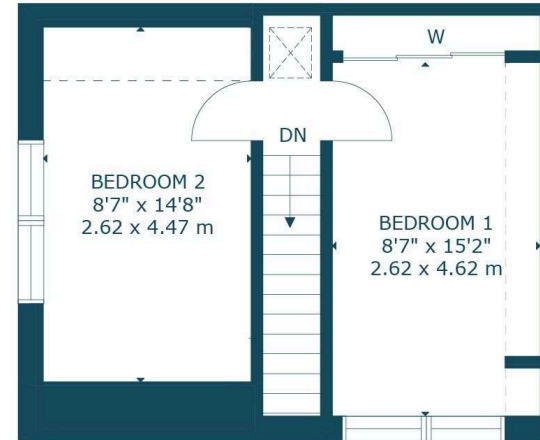
All blinds, light fittings (excluding sitting room ceiling light), fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £230,000





GROUND FLOOR



FIRST FLOOR

34 STONEYBANK AVENUE, MUSSELBURGH, EH21 6HN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 811 SQ FT / 75 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.