

OFFERS OVER £205,000

55 Stoneybank Gardens
Musselburgh, EH21 6TJ

drummondmiller
Solicitors & Estate Agents



- Modern, end terraced villa
- Entrance vestibule, living room
- Fitted kitchen with appliances
- Two double bedrooms, one with fitted wardrobes
- Stylish modern bathroom
- Gas central heating and double glazing
- Private gardens and off street parking to the rear
- EPC Band D, Council tax band D

Description

This is a modern end terraced villa (65sqm) forming part of an established development built by Wimpey Homes in the mid 1980's. It enjoys a quiet and pleasant setting which is close to the railway station, Queen Margaret University and the town centre. The accommodation, all in good decorative order, comprises an entrance vestibule, front facing living room with open staircase and electric fire, rear facing modern fitted kitchen with appliances and door to the garden, upstairs there are two double bedrooms, one with mirror fitted wardrobes and a part tiled modern, bathroom with three piece white suite including a shower, curtain and rail over the bath.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There is an enclosed front garden which has been laid to lawn with established flower borders, paved patio and a gate leading to a fully enclosed private garden located to the rear of the property which has been paved for ease of maintenance, rotary dryer and a wooden shed. A gate to the rear leads to the residents private car park to the rear of the property.

Extras

All fitted floor coverings, blinds, integrated gas hob, oven, cooker hood, washing machine, tumble dryer, dishwasher, fridge/freezer and wooden shed are included within the sale price.

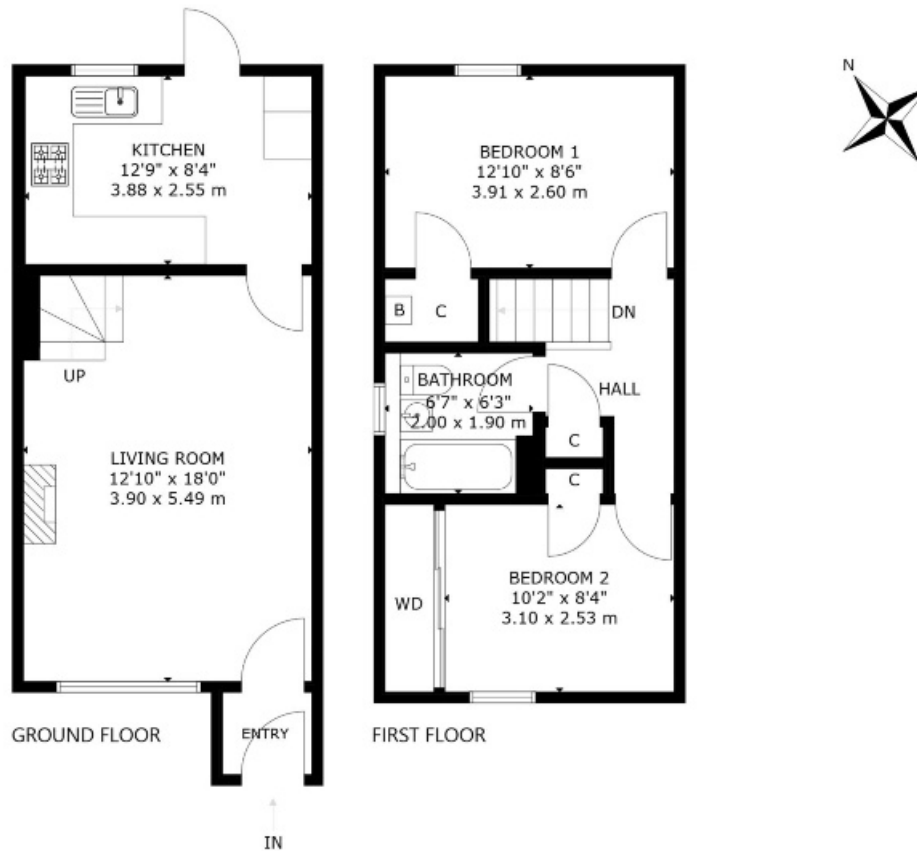
Home Report

The property has been valued at £210,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





55 STONEYBANK GARDENS MUSSELBURGH EH21 6TJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 711 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents



Local People. Local Offices.

Call us on 0131 229 3399 or
 email property@drummondmiller.co.uk
drummondmiller.co.uk

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

