





Welcome

Offering an excellent opportunity to create a home to your own taste, this two-bedroom mid-terrace villa is set over two levels with private gardens to the front and rear. While the property would benefit from some upgrading and modernisation, it offers generous accommodation, excellent storage and plenty of potential, making it ideal for first-time buyers or those looking to downsize.

On the ground floor, the bright and spacious lounge features an impressive full-width window, flooding the room with natural light. The generously proportioned dining kitchen offers ample space for wall and base units while comfortably accommodating dining furniture. From here, a useful utility area provides direct access to the rear garden.

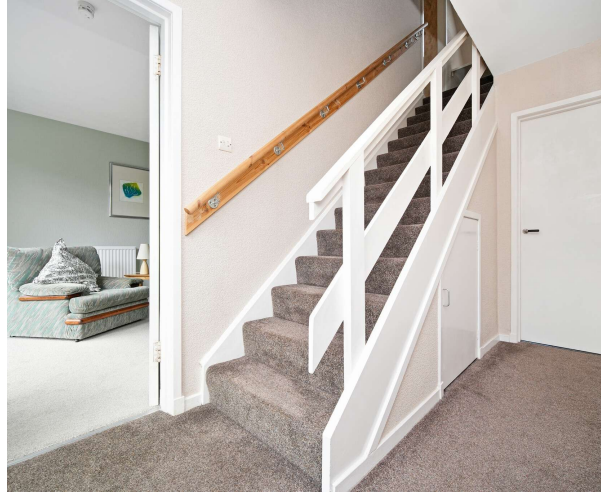
Also on this level is the bathroom, fitted with a bath with shower above, wash hand basin and WC, which would benefit from modernisation. Storage is particularly impressive, with a good-sized under-stair cupboard together with a substantial walk-in storage cupboard.

Upstairs are two generously sized bedrooms, both benefiting from ample storage.

Externally, there are gardens to the front and rear, with the secure rear garden providing an excellent space for children or pets. Gas central heating and ample on-street parking complete the accommodation.

A fantastic opportunity to purchase a well-proportioned home with the scope to renovate, modernise and truly make it your own.





Musselburgh

27 Stoneybank Place enjoys a convenient location within the popular East Lothian town of Musselburgh, ideally placed for a wide range of local amenities and excellent transport links. Musselburgh Railway Station and Queen Margaret University are both within easy reach, while convenient access to the A1 and Edinburgh City Bypass makes the location particularly well suited to commuters.

Musselburgh offers an excellent selection of everyday amenities, including supermarkets, independent shops, cafés and restaurants, together with well-regarded primary and secondary schooling. As part of the beautiful East Lothian coastline, the town also provides wonderful opportunities for scenic walks, outdoor pursuits and access to nearby beaches.

Golf enthusiasts are particularly well catered for, with Musselburgh Golf Club at Monktonhall close by, alongside several other renowned East Lothian courses.

Combining excellent local amenities, coastal living and easy access to Edinburgh, Musselburgh continues to be an extremely popular place to call home.

Extras

All light fittings, window coverings are included in the sale and any items of furniture the buyer wishes.



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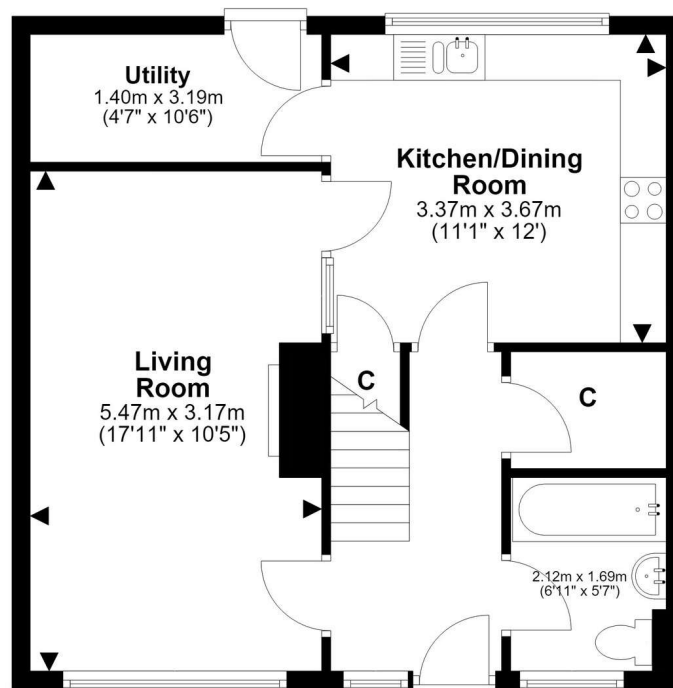
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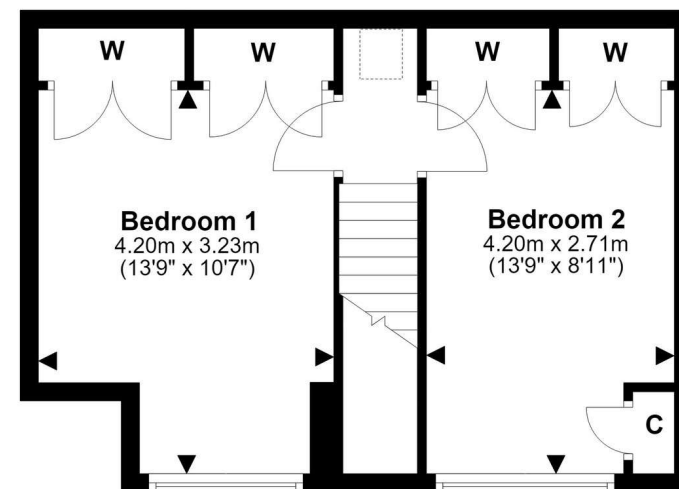


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



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.