



13 Stoneybank Place, Musselburgh, EH21 6HH



## Welcome

Welcome to 13 Stoneybank Place - a lovely bright and spacious, own main door, ground floor villa, extended to the rear with a conservatory. The accommodation is presented to the market in walk-in condition having been beautifully maintained, improved and upgraded by its current owner. The property benefits from gas central heating, double glazing, and shower room upgraded within the last 6 years. There are private garden grounds to the front and rear with ample on-street parking in and around the property. This property will suit a host of potential purchasers including first-time buyers and those looking to downsize. Viewing is by appointment only.

- Own main door entry with ground floor living accommodation
- Entrance hallway with storage
- Spacious living room with front facing window
- Fitted kitchen with a range of base and wall units, gas cooker and extractor
- Conservatory with heating, light, power, and fitted roof blinds
- Double bedroom with open shelved storage
- Shower room with shower cubicle, sink with vanity unit, wc, extractor, and wall mount vanity unit
- Gas central heating
- Double glazing and doors
- Own private gardens to the front and rear





## Musselburgh

Musselburgh, situated on the picturesque coast of East Lothian, is a thriving town renowned for its blend of historic charm and modern convenience. Residents enjoy an array of local amenities including, independent shops, inviting cafés, and excellent leisure facilities, as well as scenic walks along the River Esk and the stunning beachfront. The town boasts superb transport links to Edinburgh and beyond, making it an ideal location for commuters and families alike. Musselburgh is also home to highly regarded schools and community events, offering a friendly and welcoming atmosphere for all who choose to make it their home.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker and extractor. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods may be available by negotiation.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

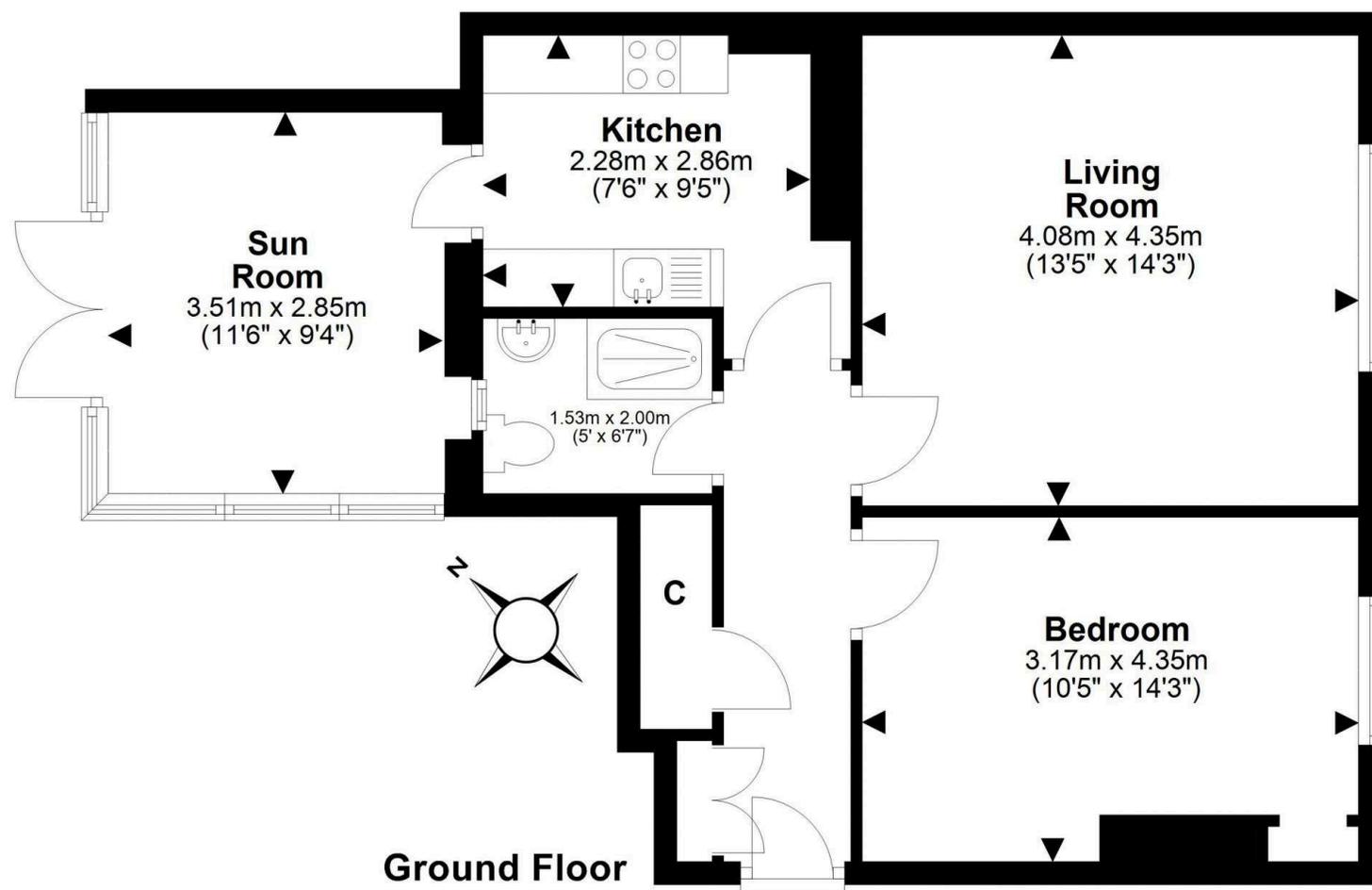
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.