



4 STONEYBANK GARDENS

Musselburgh, East Lothian, EH21 6NG



1

Public Room



2

Bedrooms



1

Bathroom

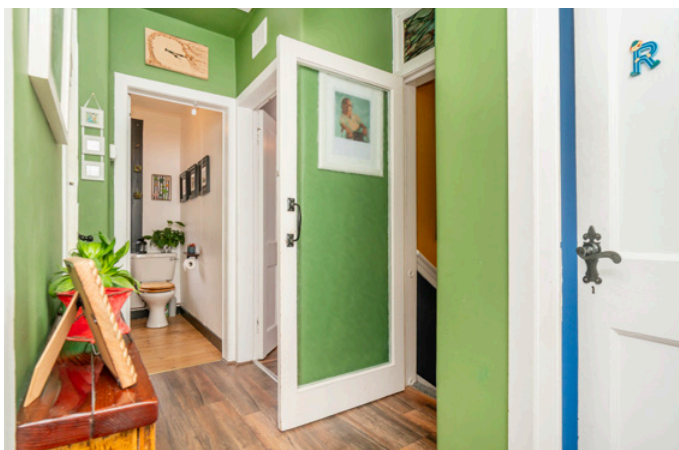


4 STONEYBANK GARDENS

This uniquely stylish two-bedroom upper villa, accompanied by private gardens and unrestricted on-street parking, enjoys a convenient setting in the popular coastal town of Musselburgh, within walking distance of rail links and central amenities, with the A1 and nearby schools also easily accessible. The bright, well-proportioned accommodation comprises two double bedrooms, a connected living/dining room and breakfasting kitchen, and a bathroom with a rainfall shower-over-bath. Full of personality, the colourful interiors combine bold contemporary décor with an eclectic blend of modern and traditional-inspired styling, whilst the generous enclosed gardens provide excellent outdoor space for relaxing and entertaining.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Desirable coastal town setting, a short walk from rail links
- Bright and spacious upper villa with colourful eclectic styling
- Ground-floor porch and upper hall, both with storage
- Living/dining room with kitchen connection
- Classically styled kitchen with southwest-facing aspect and breakfast bar
- Two spacious double bedrooms (one with storage)
- Bathroom with rainfall shower-over-bath
- Enclosed gardens with lawn and seating area
- Unrestricted on-street parking





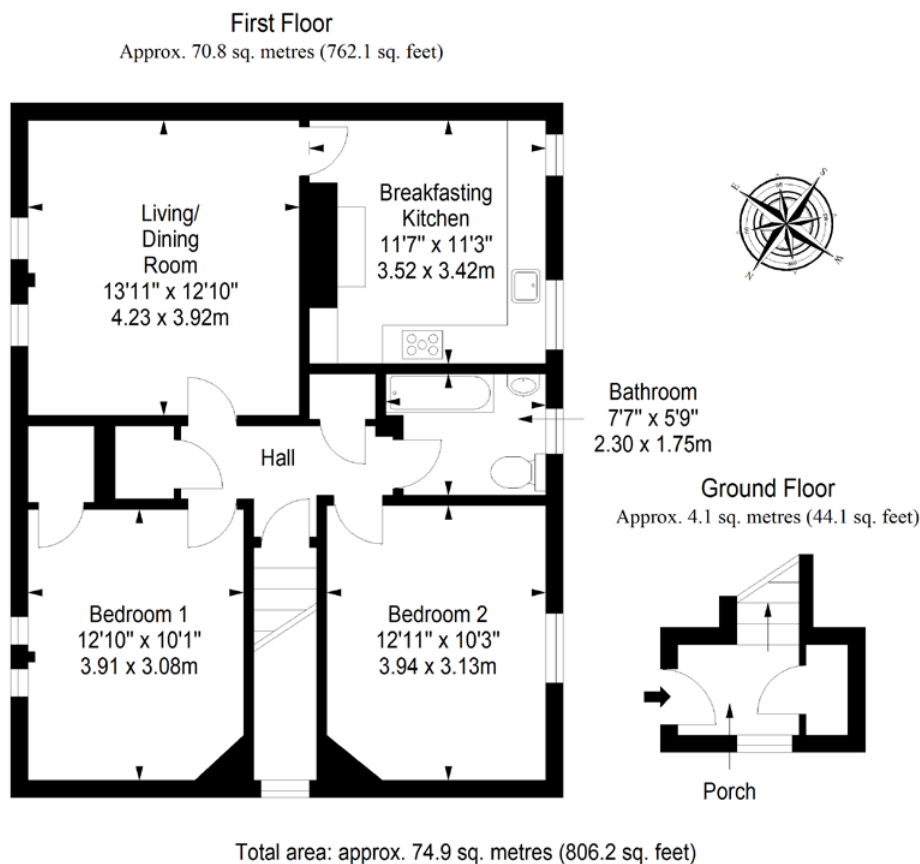


Extras: All fitted floor and window coverings, integrated appliances, curtains, and the garden shed are included in the sale, whilst other items can be made available through separate negotiation.



MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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