



GARDEN STIRLING BURNET

**4B STONEYBANK TERRACE**  
MUSSELBURGH, EAST LoTHIAN, EH21 6NL



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Located on the first and second floors of an established residential development, this main-door double-upper flat is a beautiful two-bedroom residence set in the heart of Musselburgh by Haugh Park. It features bright and spacious rooms with delightful elevated views and attractive styling throughout, including a generously proportioned reception area, a modern kitchen, and a modern shower room and en-suite WC. This home (especially with its central location) is sure to be popular with a wide variety of buyers, from commuting professionals, to first-time purchasers, and small families alike.

Accessed from the rear of the building via a flight of stairs, the home's private front door opens into a welcoming vestibule and hall. Defined by accent wallpaper and crisp white décor, it sets a lovely first impression which is further heightened by the warm glow of a wood-toned floor. In the living/dining room, a traditional-inspired aesthetic creates an elegant environment for daily use. Here, light olive tones are paired with neutral décor and a classic, floral patterned feature wall, with a picture rail and ceiling rose adding texture to the chic look. It has spacious proportions for lounge and dining furniture, and a handsome fireplace beside a shelved display unit. Built-in storage completes the room.

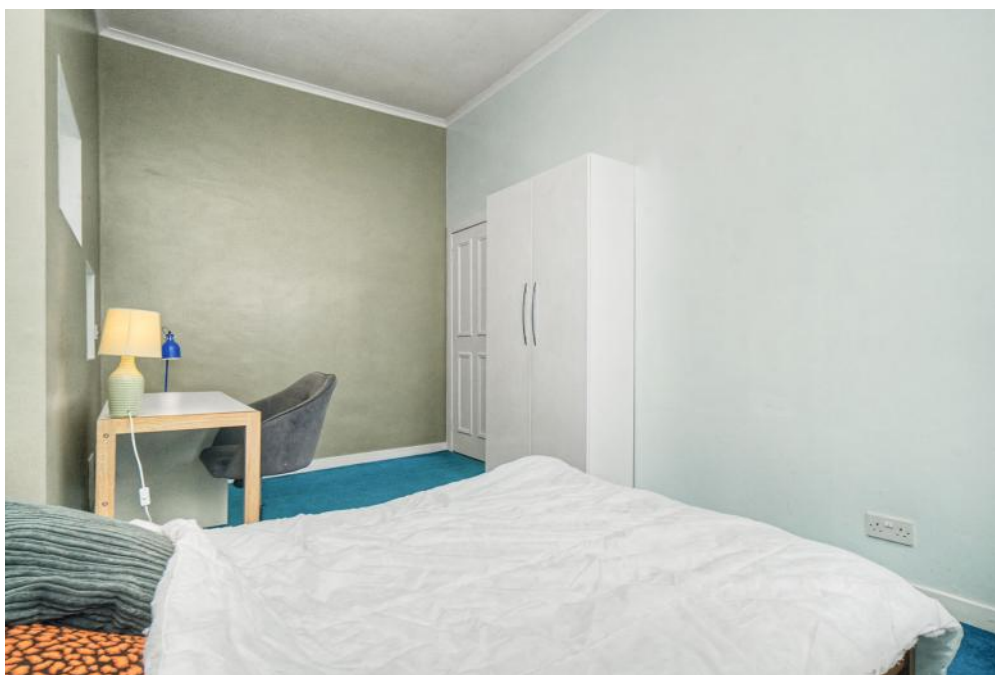
## FEATURES

- A beautiful first/second-floor double-upper flat
- Central location in popular Musselburgh
- Close to amenities, schools, and transport links
- Attractive interior design throughout
- Stairs to private main-door entrance
- Welcoming vestibule and hall
- Spacious living and dining room
- Attractive, well-appointed kitchen
- Two large double bedrooms
- Modern en-suite WC
- Quality family shower room
- Communal garden with drying green
- Unrestricted on-street parking
- Gas central heating and double glazing





The kitchen has an attractive design and colour palette, combining white cabinets with stone-inspired worktops that seamlessly blend with the matching splashback panels. It offers excellent storage and workspace, and comes with a range of appliances as well. Meanwhile, the two bedrooms are both large doubles with soft carpets and modern decoration, each pairing a neutral backdrop with tasteful accent walls. The principal bedroom is located on the second floor benefiting from an en-suite WC, while the second bedroom (with a shelved recess) is on the first floor set beside a quality family shower room with a three-piece suite. The property has gas central heating and double glazing for year-round comfort. Outside, there is a generous communal garden which is laid with a well-kept lawn and shared drying facilities. Unrestricted on-street parking is also available along Stoneybank Terrace. Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, ceramic hob, and extractor hood), a freestanding fridge/freezer, and a washing machine to be included in the sale.







## 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 bus 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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HOUSE SALES

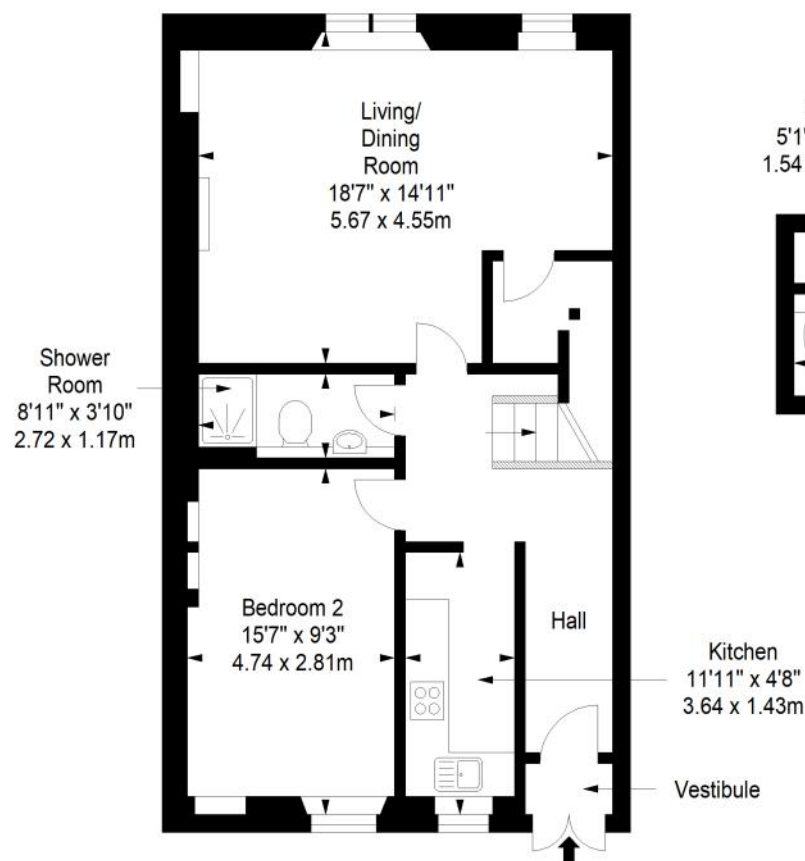
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

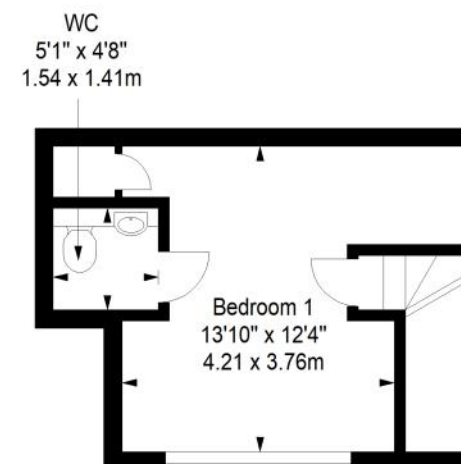
### First Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



### Second Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 sq. feet)