



4 Stoneyhill Drive
MUSSELBURGH | EAST LOTHIAN | EH21 6SQ


warners
solicitors & estate agents



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Nestled in a quiet cul-de-sac in the heart of Musselburgh, moments from quick rail and car links, excellent amenities and vast open green spaces is this immaculately presented semi-detached house. Boasting front and rear gardens, a separate garage, a long driveway, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright south facing lounge with picture window and feature fireplace, a contemporary dining kitchen with attractive units, generous dining space and French doors leading to the rear garden and following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (one with built-in mirrored wardrobe) and the home is completed by a stylish bathroom with shower over bath. Externally the secluded rear garden is mainly laid to lawn with with a delightful decked area for al fresco dining.

- Semi-detached house in heart of Musselburgh
- Immaculate move-in condition
- Front and rear gardens, driveway and garage
- Quiet cul-de-sac close to train station
- Bright lounge and contemporary dining kitchen
- Three well-proportioned bedrooms
- Stylish bathroom

Energy Rating D, Council Tax E

All fixtures, fittings, integrated appliances (oven, hob, washing machine and dishwasher) and the free standing vented tumble dryer is included in the sale.

The free standing fridge freezer may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.



