



38 Stoneyhill Drive
MUSSELBURGH | EH21 6SQ

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Beautifully presented semi-detached villa boasting spacious and flexible extended accommodation superbly finished off with stylish modern fittings, and the added bonus of a garden studio and summerhouse set in the attractively landscaped, fully enclosed garden.

Viewing is essential to appreciate this most appealing family home and all the great features it offers. Plenty of living space is available on the ground floor level, where a comfortable living room with the warmth of a wood burning stove has an open archway leading through to the contemporary style kitchen/dining room with French style doors to the garden. Sleek grey gloss units with matching worktops provide more than ample storage space in the kitchen area. Lying off the kitchen is a handy utility room, fitted out in the same high spec design, which in turn leads to a well fitted shower-room with mixer shower. Completing the downstairs space is a multi purpose room, which could serve as a fourth bedroom or home office, with a large store room lying off lit by a Velux window.

The Japanese themed rear garden is fully enclosed ensuring safety for young children or pets. Here you'll find a tucked away, low maintenance spot for outdoor relaxation on the patio and stone chipped areas. In more inclement weather there's the safe haven of the garden studio which has double glazed windows and French doors, power and light, plus a WC facility, or, alternatively, the summerhouse with its Scandi theme painted walls and flooring.

- Living room with wood burner
- Modern kitchen/dining room with French style doors
- Handy utility room
- Bedroom 4/study with large store cupboard
- Downstairs shower-room
- Three bedrooms on upper floor
- Double glazing and heating provided by air source heat pump/solar panels
- Garden studio with WC
- Fully enclosed and well screened rear garden with summerhouse
- Driveway/electric car charging point

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. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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. Musselburgh also provides schools in both the state and private sector.

Energy rating B, Council tax band E. There is no factor fee associated with this property.

Extras included in this sale will be the integrated kitchen appliances such as the washing machine, dishwasher, oven, microwave oven, induction hob, all fitted blinds, shower-room heated mirror, bathroom round mirror. American style fridge freezer can be available by separate negotiation.





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.