

A photograph of a single-story yellow house with a grey tiled roof. The house has a large glass door and windows. The garden is lush with green grass, various shrubs, and a large tree on the right. The sky is clear blue.

COULTERS[©]

6 STONEYHILL AVENUE

MUSSELBURGH, EH21 6RW

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set on a quiet residential street in the highly sought-after coastal town of Musselburgh, this charming semi-detached bungalow offers spacious and flexible accommodation, complemented by exceptional private gardens and excellent local amenities within easy reach.

The welcoming entrance hall leads to a generous living and dining room, a bright and inviting space centred around an attractive feature fireplace. Patio doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor living spaces.

KEY FEATURES



Charming semi-detached bungalow.



Three double bedrooms, one with en-suite.



Beautifully maintained front and rear private gardens.



Shared driveway and unrestricted on street parking.



Within walking distance of Musselburgh train station.



Musselburgh amenities nearby.



EPC Rating - D



Council Tax Band - D





The spacious kitchen is well equipped with a range of wall and base units and includes a gas hob, oven, washing machine and dishwasher.

There are three well-proportioned double bedrooms. The principal bedroom is particularly impressive, enjoying a dual aspect, patio doors opening onto the garden and a en-suite shower room. Bedrooms two and three both benefit from fitted wardrobes, providing excellent built-in storage.

A family bathroom fitted with a bath, WC and wash hand basin completes the accommodation. Heating and hot water is provided by gas central heating and there is double glazing.





CONTINUED...

The true highlight of this delightful home is its beautifully established gardens. The front garden has been thoughtfully landscaped with stone chippings, mature shrubs and colourful planting, offering an attractive first impression as well as space for outdoor seating and dining. To the rear, the wonderful garden provides a peaceful and private setting, with a generous patio leading onto a manicured lawn bordered by an impressive variety of established plants, shrubs and flowers, creating colour and interest throughout the seasons.

The property also benefits from a shared driveway, unrestricted on-street parking and an enviable location.









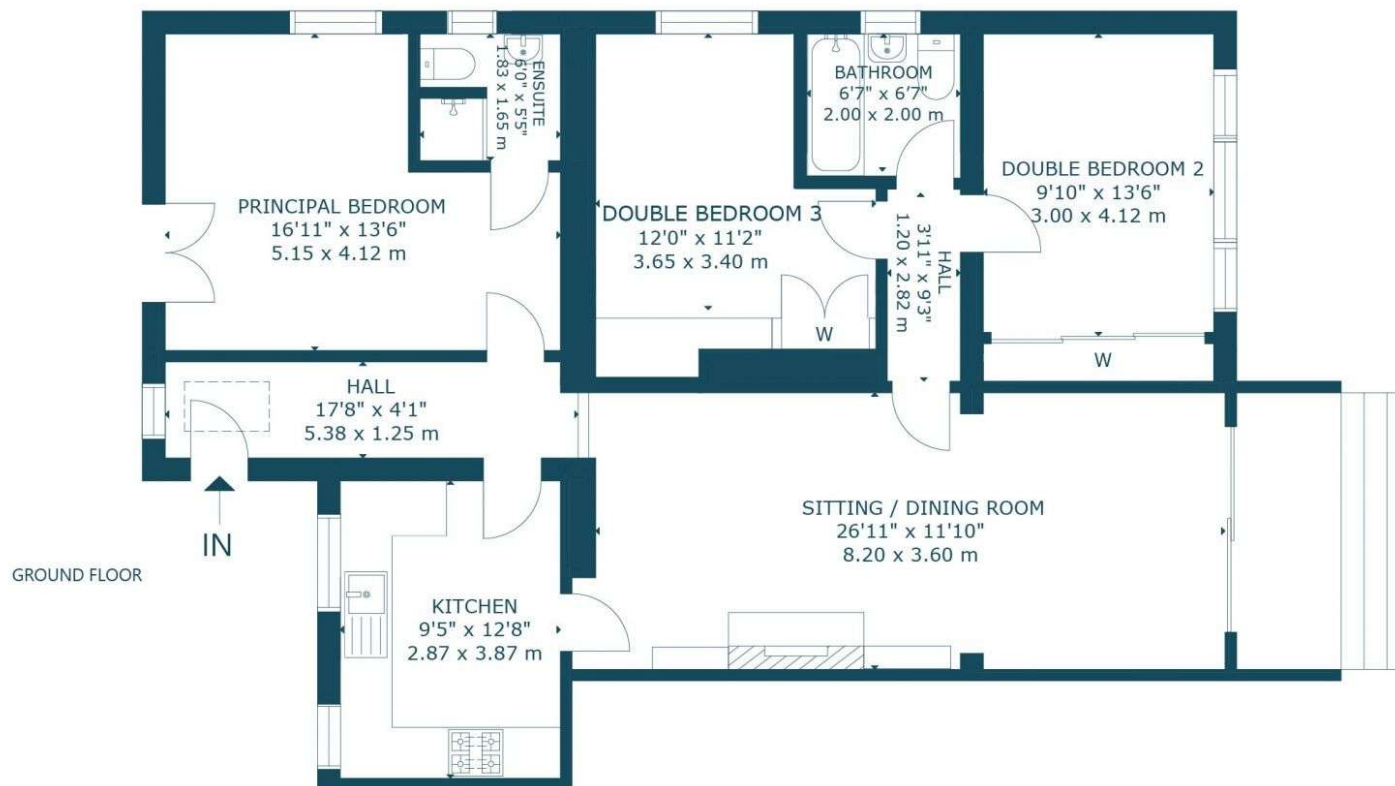
THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian. Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network which offers regular day and evening services.



EXTRAS

All fitted floor coverings, curtains, blinds, light fittings and all kitchen appliances are included in the sale price.



6 STONEYHILL AVENUE, MUSSELBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,198 SQ FT / 111 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.