



GARDEN STIRLING BURNET

**1 STONEYHILL TERRACE**  
MUSSELBURGH, EAST LOTHIAN, EH21 6SG





Occupying a large corner plot, this extended, four-bedroom, detached house is a substantial family home that covers 1,727 square feet. It boasts four reception rooms and a large kitchen/dining room, as well as secure private parking and wraparound gardens. Furthermore, the rarely available property has a prime position in Musselburgh, set within easy reach of amenities, transport links, and the idyllic beach and harbour. Whilst some buyers may find it beneficial to upgrade certain aspects of the property, the home has clearly been well cared for and it has neutral interiors for ease of styling. In addition, it offers excellent potential to extend and develop further (subject to consent).

Stepping into the home, you are greeted by a naturally-lit hall with built-in storage and a convenient WC. To the left is a large living room, which spans the entire depth of the property. It has a focal-point fireplace and a southeast-facing aspect; plus, it extends further into a sunny conservatory that flows to the garden. To the right of the hall is a versatile sitting room, which has French doors into the neighbouring family room – perfect for combining the two spaces for lively social events. The family room also extends to outside via patio doors. Meanwhile, the kitchen/dining room has a generous footprint, accommodating a well-appointed range of cabinets and excellent workspace.

## FEATURES

- Detached house covering 1,727 square feet
- Prime location in popular Musselburgh
- Naturally-lit hall with storage and WC
- Large, southeast-facing living room
- Versatile sitting room
- Family room with garden access
- Southeast-facing conservatory
- Large kitchen/dining room
- Four double bedrooms (with built-in wardrobes/storage)
- 3pc bathroom with overhead shower
- Large, fully-floored attic
- Well-kept wraparound gardens
- Gated driveway and a detached garage
- Gas central heating and double glazing





In addition, it has a set area for a table and chairs for relaxed dinner parties and socialising whilst cooking. It comes with an integrated freezer, a freestanding electric cooker, a fridge, and a washing machine. Upstairs, a naturally-lit landing leads to the four double bedrooms, all of which have built-in wardrobes/storage. Finished in neutral hues, each room is well-proportioned and ready for new buyers to add their own stamp. They are served by a bright bathroom, equipped with a three-piece suite and overhead shower. In addition, there is a large, fully-floored attic. Gas central heating and double glazing ensure year-round comfort.

Outside, the home features mature wraparound gardens that are well kept with neat lawns and established hedgerows. In addition, there is secure private parking thanks to a gated driveway and a detached single garage.

Extras: all fitted floor coverings, window blinds, light fittings, electric cooker, fridge, 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, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at 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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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

