



## 75 Stoneybank Gardens, Musselburgh, East Lothian, EH21 6TG

Light & Tastefully Presented Two-Bedroom Villa with Gardens & Driveway

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# Property Description

Light and tastefully presented, a two-bedroom villa with private gardens and a driveway. Located in a popular and established residential area of Musselburgh, East Lothian, close to the railway station and Queen Margaret University.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a bathroom.

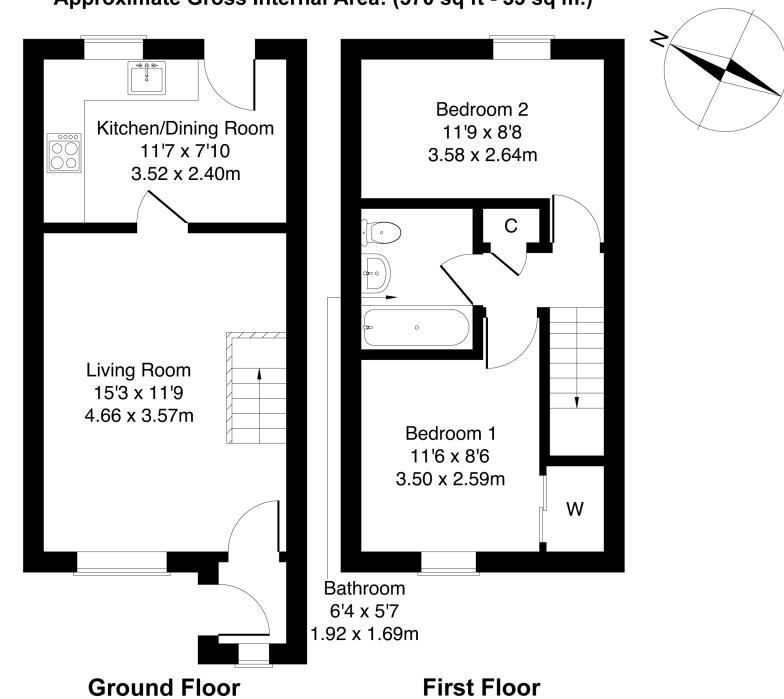
Highlights include a modern fitted kitchen with appliances, contemporary flooring, and good storage, including a loft. In addition, there is electric heating, double glazing, and modern lighting.

To the front are planting beds and tall evergreens for privacy, whilst the rear garden includes a patio, a store shed and a mono-blocked driveway.

Welcoming you into the property, the living room is finished with contemporary wood-effect flooring and light décor, creating a bright and inviting space while providing direct access to the kitchen at the rear of the property. The kitchen continues the modern flooring throughout and features tiled-effect flooring, granite-effect countertops with a tiled splashback, a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, along with a washing machine and fridge/freezer, all while offering further access to the private garden, making this space ideal for entertaining.

Heading upstairs, the property provides access to all rooms, each finished with light tones, tasteful décor, and carpeted flooring, while bedroom one further benefits from a mirrored built-in cupboard, ideal for storage. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.

## 75 Stoneybank Gardens, Musselburgh, EH21 6TG Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Musselburgh, known as "The Honest Town," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the

Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.





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