



18 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Light & Beautifully Presented, Two-Bedroom Villa with Private Garden & Allocated Parking Space

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Property Description

Light and beautifully presented, a two-bedroom villa with a private garden and an allocated parking space. Positioned in a leafy cul-de-sac 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/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen and a stylish bathroom, contemporary flooring, and ample storage, including a loft. Additionally, it features electric heating, double glazing, and bright, tasteful decor.

Charming gardens include a shrubbery to the front, with a lawn, patio and storage shed to the rear. An allocated off-road car parking space is also included.

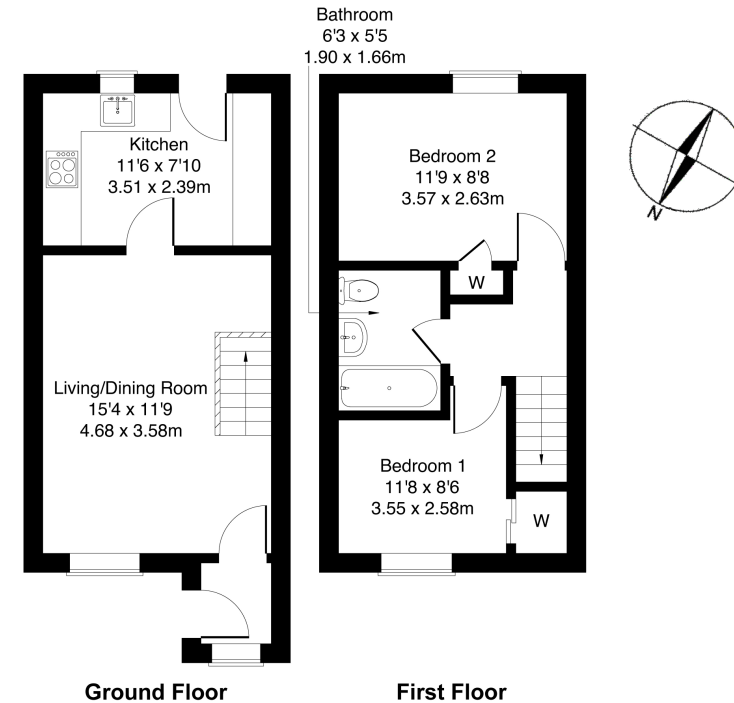
The welcoming entrance hall provides direct access to the staircase leading to the first floor, as well as opening into the main living accommodation. The spacious living/dining room is a bright and inviting space, featuring attractive wood-effect flooring, a central light fitting, a wall-mounted TV point and a large window that fills the room with natural light. Offering ample space for both comfortable lounge furniture and a family dining set, this versatile reception room is perfectly suited to both everyday living and entertaining. Accessed from the living/dining room, the modern fitted kitchen is well-appointed with wood-effect flooring, a tiled splashback, complementary wood-effect worktops, spotlighting and a sink with drainer. Integrated appliances include an electric hob with a canopy extractor above, while a door provides convenient access to the rear garden.

On the first floor, bedroom one is a well-proportioned double room featuring wood-effect flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors, creating a practical and stylish space. The second bedroom is another well-presented room, offering carpeted flooring, a central light fitting and a built-in wardrobe, making it ideal as a guest room, nursery or home office if desired. Completing the accommodation, the modern fitted three-piece bathroom comprises tiled-effect flooring, spotlighting, a tiled splashback surround and a towel rail, finished to a contemporary standard throughout.



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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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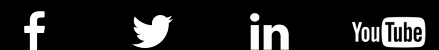
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