



Musselburgh

3 Stoneybank Drive
EH21 6TB



Semi-Detached house

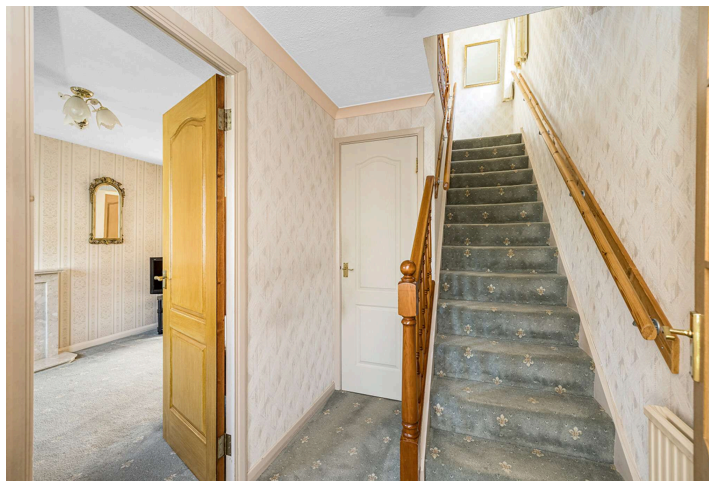
OFFERS OVER £235,000

- Entrance vestibule
- Hallway
- Livingroom/diningroom
- Kitchen
- 3 bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Garage & driveway
- 3 bedrooms
- South facing rear garden with patio area
- Front garden
- Solar panels
- Loft/storage space

Viewing - by appointment please call
Solicitors (0131) 554 6321





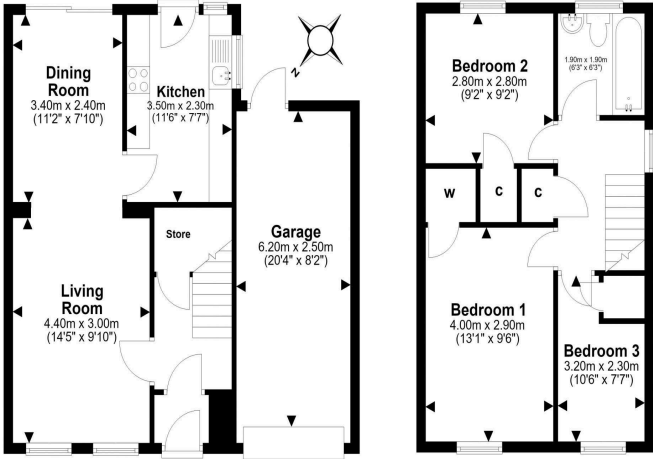




This semi-detached house would be ideal for a first-time buyer or for someone moving up or down the property ladder. With private gardens to the front and rear there is also a garage and driveway to the front of the property and additional on-street parking. The front garden has been laid to lawn and the south facing rear garden offers a patio area, slightly raised lawn with shrub borders and there is rear access to the garage with up and over door, power and light. The property opens to a vestibule then into the hallway with stairs to the upper level and cupboard housing the electric meter and shelving. The livingroom/diningroom falls naturally into two areas with the double windowed livingroom area to the front with fireplace housing an electric fire. The diningroom area to the rear has patio doors to the garden and a door to the kitchen. The kitchen also has direct access to the garden and windows to the side and rear and a range of wall and base units. The appliances included are the oven, hob, fridge/freezer and automatic washing machine.

Upstairs the upper hallway has a window to the side, linen cupboard and hatch to the loft/storage space. Bedroom one is to the front with built-in wardrobes, bridging unit and storage in addition to a cupboard with hanging rail and shelving. To the rear the good sized second bedroom also has a cupboard with hanging rail and shelving. The third bedroom is to the front with a deep shelved over stair cupboard. The tiled bathroom to the rear completes this property and offers a modern 3-piece white suite with Triton electric instant shower and heated towel rail.

Musselburgh is the largest town in East Lothian and is popular for those looking for a more rural setting to live but still wish to commute easily to Edinburgh. The town offers a broad selection of shopping facilities including a Tesco, Aldi and Lidl along with other small independent shops. Fort Kinnaird is also within easy reach



Ground Floor

First Floor

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.

offering a choice of high street stores, multi-screen cinema and a selection of restaurants. Local recreational facilities include golf courses, Musselburgh Racecourse, nearby harbour, beach and fine walks. Musselburgh rail station is within easy distance and bus service is available to the city centre and surrounding areas. The property is also ideally situated for Queen Margaret University and easy walking distance to local schools.

What's included

To include the aforementioned white goods, carpets, curtains and light fittings (no warranties will be given)

OFFERS

Offers Over £235,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc