



32 Stoneybank Grove,
Musselburgh, EH21 6HF



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32 Stoneybank Grove is a most attractive semi-detached house offering a bright and spacious family home. The property benefits from gas central heating, double glazing, driveway and private gardens.

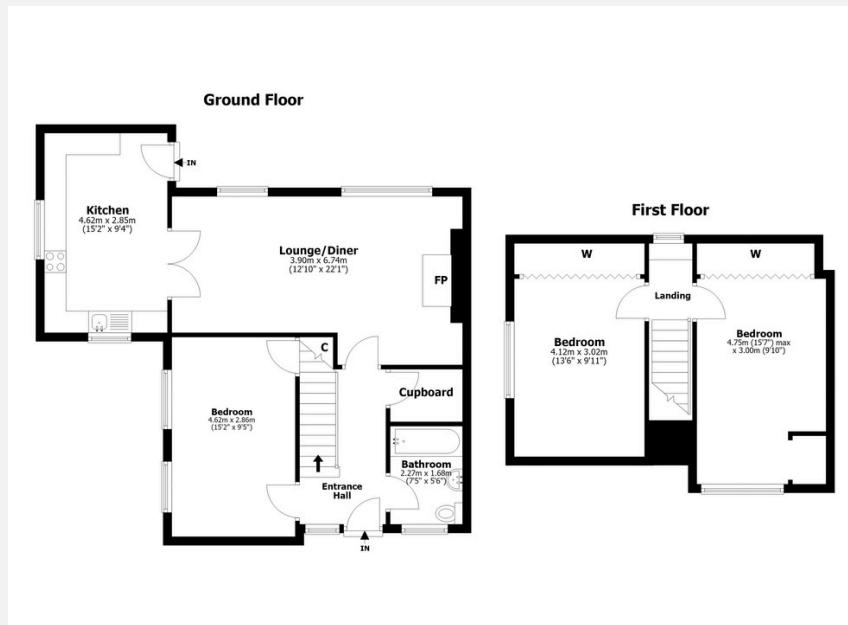
The accommodation includes at entrance hall with large storage cupboard. The lovely lounge has twin windows overlooking the rear, feature fireplace and ample space for dining. From the lounge, double doors lead to the kitchen which has windows to the front and side, door to the rear and is fitted with a range of modern base and wall units with the oven, hob, dishwasher, washing machine and American style fridge/freezer to remain. On this level there is also a double bedroom with twin windows to the side and storage cupboard. The bathroom has window to the front and is fitted with a three piece white suite with shower over the bath. A carpeted staircase lead so the first floor landing with window to the rear. There are two further bedrooms, both with fitted wardrobes.

Externally, there are gardens to the front, side and rear and a driveway provides off street parking. Early viewing of this lovely home is essential to appreciate the good sized accommodation on offer.

AreaDescription

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Excellent road and public transport links the city and is ideal for the daily commuter.





Accommodation

Lounge/Diner:	3.9m x 6.73m (12'10" x 22'1")
Kitchen:	4.62m x 2.84m (15'2" x 9'4")
Bedroom 1:	4.11m x 3.02m (13'6" x 9'11")
Bedroom 2:	4.75m x 3m (15'7" x 9'10")
Bedroom 3:	4.62m x 2.87m (15'2" x 9'5")
Bathroom:	2.26m x 1.68m (7'5" x 5'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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