

OFFERS OVER £395,000

3 Stoneyhill Avenue  
Musselburgh, EH21 6SB

drummondmiller  
Solicitors & Estate Agents



- Rarely available detached villa in a large plot
- Hall, livingroom, conservatory
- Modern fitted kitchen, diningroom
- Four double bedrooms, all with fitted storage
- Modern bathroom with three piece white suite, downstairs WC
- Gas central heating and double glazing
- Private front and rear gardens, long driveway and garage
- EPC Band C, Council tax band F

### Description

Located at the end of a quiet no through road, this appealing, rarely available detached villa (112m sq) forms part of an established, much sought after development. It enjoys a quiet and pleasant setting which is close to the railway station, QMU and the town centre. In good decorative order and benefitting from gas central heating and double glazing throughout, the property comprises an entrance hall with under stair storage cupboard, rear facing living room with feature fireplace, French doors to the hall and French doors to the conservatory, modern fitted kitchen with appliances, diningroom and finally a handy WC. Upstairs there are four double bedrooms, all with fitted storage, wardrobes and finally a rear facing, modern panelled bathroom with three piece white suite including a shower attachment and screen over the bath.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic 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 within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens & Parking

The property is situated on a large plot built into the former market garden wall with an enclosed, hedged front garden which has a large lawn with established flower borders containing a variety of plants shrubs and trees. There is a long monobloc driveway which provides off street parking and leads to the rear garden which has a lawn, established borders with a variety of plants, shrubs and trees, a vegetable patch, greenhouse, wooden shed and detached single garage with up and over front door.

### Extras

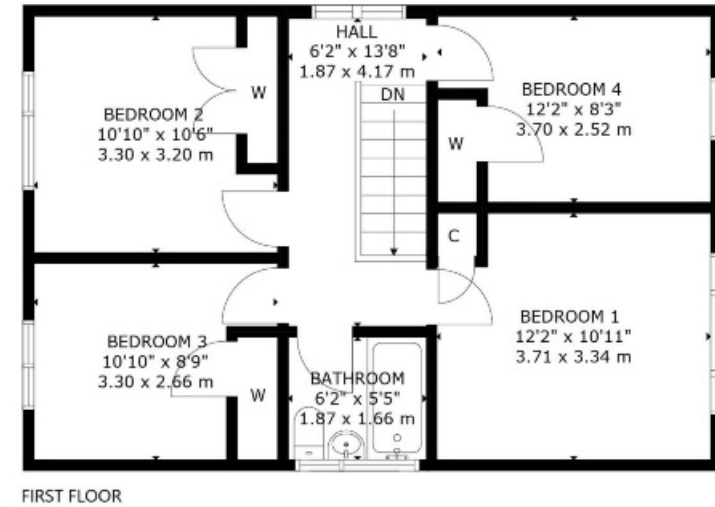
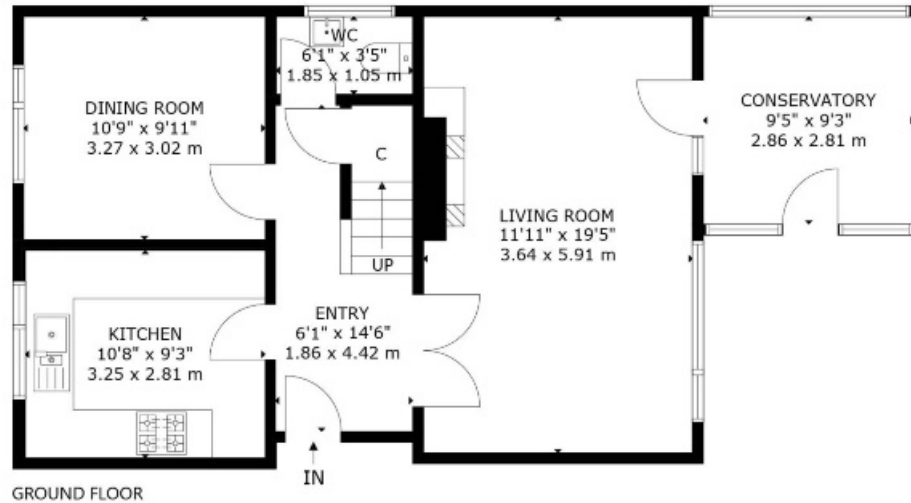
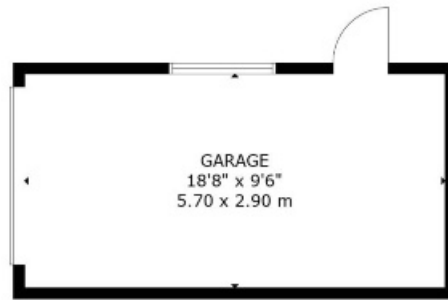
All fitted floor coverings, curtains, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, fridge/freezer, wooden shed and greenhouse are included within the sale price.

### Home Report

The property has been valued at £400,000 and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131.



3 STONEYHILL AVENUE, MUSSELBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,255 SQ FT / 117 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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