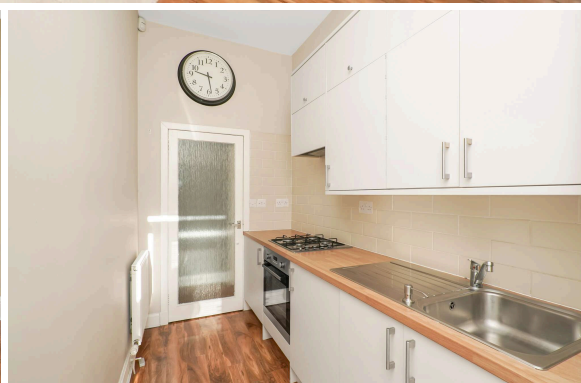




20 Stoneybank Terrace
MUSSELBURGH | EAST LoTHIAN | EH21 6NL



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Nestled on a quiet street in the heart of Musselburgh, moments from excellent amenities, the beach and quick transport links is this immaculately presented main door apartment. Boasting private and communal garden grounds, ornate period features, ample free on street parking and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

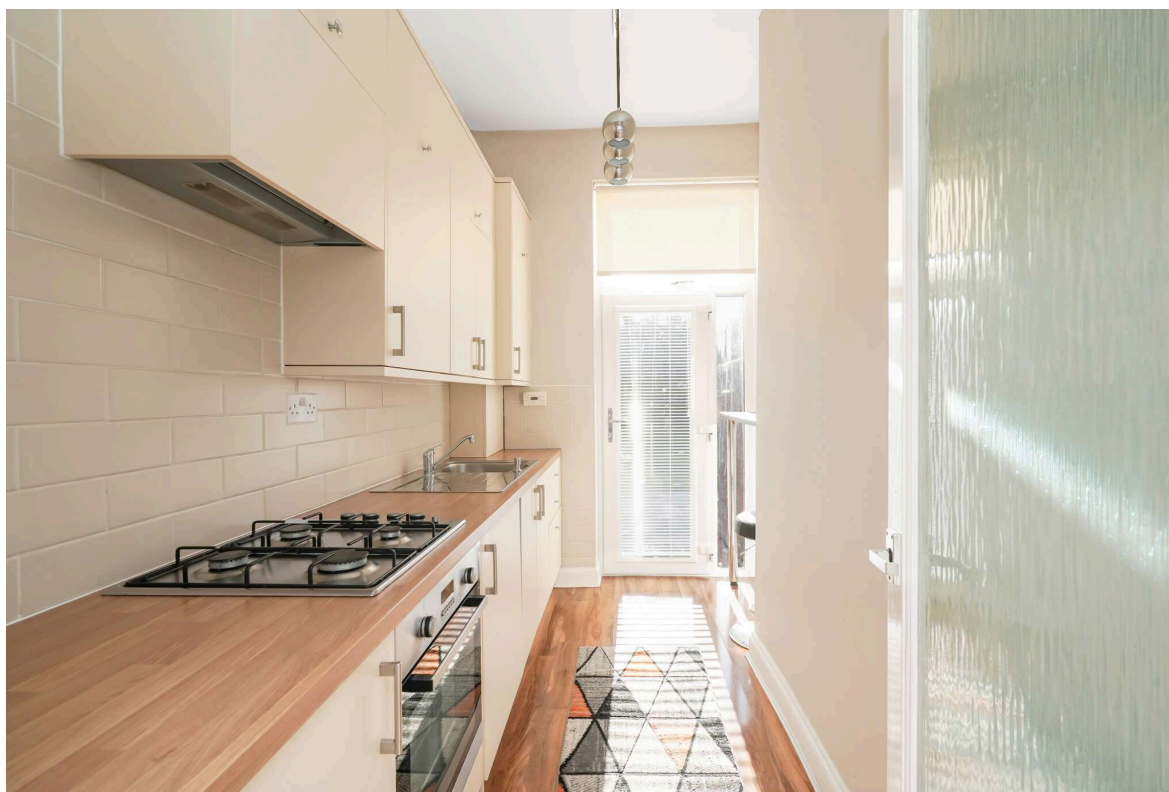
The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright bay windowed lounge with feature fireplace and detailed ceiling rose, a contemporary kitchen with attractive units and sleek counter tops and direct rear garden access, a spacious double bedroom with built-in mirrored wardrobes and abundant storage and the flat is completed by a stylish shower room. Externally there is an enclosed private front garden and a rear private garden and a communal drying green.

- Main door lower villa with private gardens
- Quiet setting in the heart of Musselburgh
- Close to excellent shops and amenities and A1
- Welcoming hallway with good storage
- Bright bay windowed lounge with feature fireplace
- Contemporary kitchen with attractive units
- Large double bedroom with built in storage
- Stylish shower room
- Gas central heating.

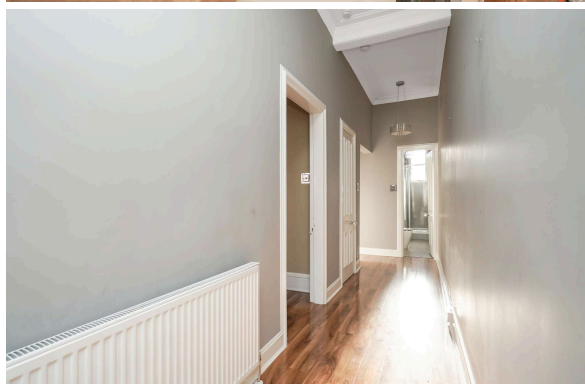
Energy Rating D. Council Tax C.

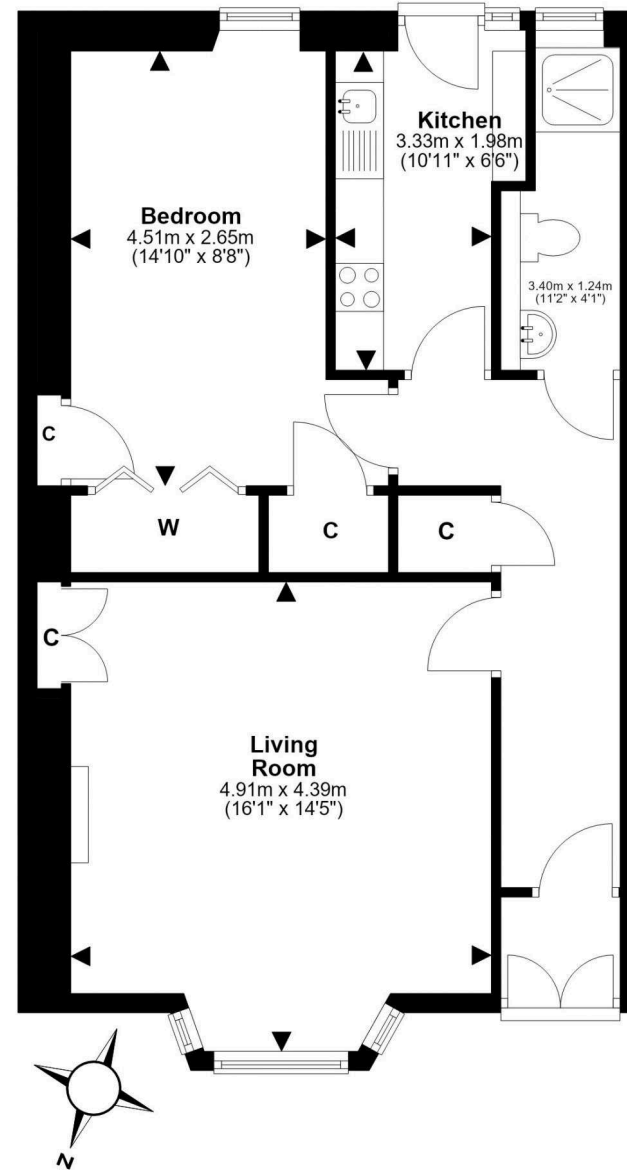
All fixtures, fittings, and integrated kitchen appliances will be included in the sale. The mantle mirror, curtains in bedroom and decorative lighting are available under separate negotiations.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





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.

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