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18 Stoneyhill Road, Musselburgh, East Lothian, EH21 6TH

Light & Tastefully Presented, Two-Bedroom Villa with Gardens & Allocated Parking Space

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Property Description

Light and tastefully presented, two-bedroom villa with front and rear gardens and an allocated parking space. Quietly set in a cul-de-sac, located in a popular residential area of Musselburgh, East Lothian.

Comprises an entrance porch, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a fitted kitchen with appliances, a modern bathroom, and quality hardwood flooring in the lounge. Additional features include HIVE gas central heating, double glazing and good storage, including a loft space.

Externally, the property benefits from low-maintenance gardens to the front and rear, including patios, and a sizable storage shed to the rear. A residential car park is also accessed to the rear, whilst this popular development also offers a local supermarket and close reach of the rail station.

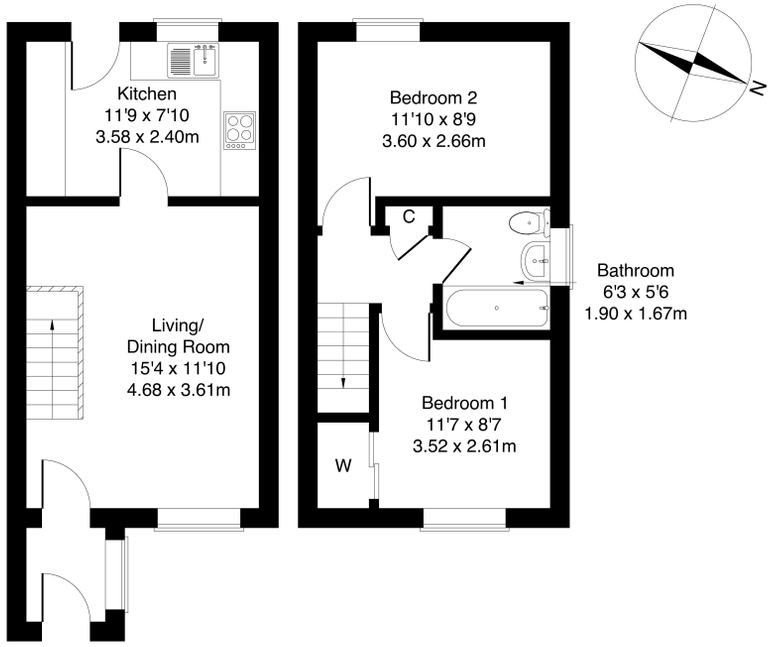
A bright entrance porch provides a useful cloakroom area, while quality hardwood flooring continues through to the living room. This good-sized public room offers space for lounge and dining furniture and features a carpeted staircase leading to the first floor, TV points, plain coving, a pendant light fitting and access to the kitchen. Set to the rear, the bright, modern kitchen features contemporary flooring, recessed spotlights and tiled splashbacks. There is ample fitted storage and worktop space, together with a range of modern appliances including a fridge, freezer, washing machine and an integrated oven and hob.

On the first floor, there are two flexible bedrooms, positioned to opposite aspects. Both benefit from carpeted flooring and pendant light fittings, while the front-facing bedroom also features a built-in mirrored wardrobe. Completing the accommodation, the fully tiled bathroom benefits from a side-aspect window and is fitted with a modern three-piece suite, comprising a bath with mains-fed shower over, a ladder-style heated towel radiator and recessed spotlights.

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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



Ground Floor **First Floor**

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 Toun," 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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