





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

34 Stoneybank Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 6HN

LOCAL AREA

MUSSELBURGH

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

















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STONEYBANK AVENUE

An excellent opportunity has arisen to acquire this spacious two bedroom end-terraced house, making for an ideal family home while being well located within the popular East Lothian town of Musselburgh. Internally this accommodation is in excellent decorative order, while briefly consisting of.

Ground Floor: entrance hallway with an under-stair storage cupboard, a bright and spacious lounge with a feature gas fire including surround, built-in shelving and access to the rear garden through double patio doors and a three-piece, partially tiled family bathroom with an over-head shower and chrome heated towel rail. There is also a fully fitted, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and a large under-stair storage cupboard as well as a fully fitted utility room which also provides access to the rear garden. First Floor: landing with a skylight which floods the space with natural light and two spacious double bedrooms, one of which has a large double built-in wardrobe. Attic: partially floored and accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front and rear of the property, including patio and decked areas to the rear and more than adequate on-street parking to accommodate for visitors with a double driveway to the front, allowing for secure off-street parking for up to two cars.

























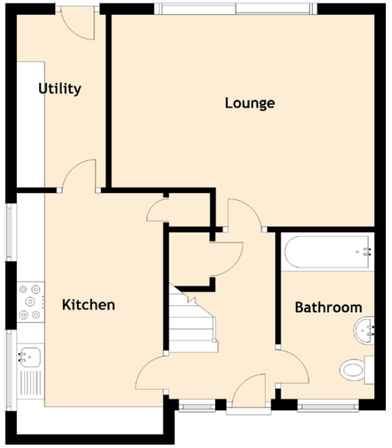


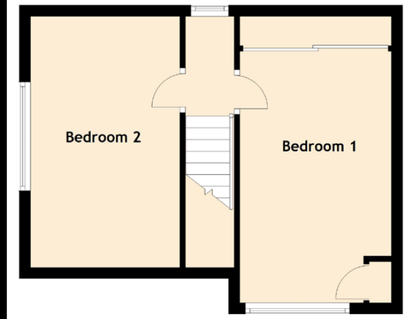






BEDROOMS & BATHROOM





Approximate Dimensions
(Taken from the widest point)

Lounge	4.72m (15'6") x 3.80m (12'6")
Kitchen	4.33m (14'2") x 2.63m (8'8")
Utility	3.10m (10'2") x 1.60m (5'3")
Bedroom 1	4.65m (15'3") x 2.60m (8'6")
Bedroom 2	4.50m (14'9") x 2.68m (8'10")
Bathroom	2.99m (9'10") x 1.68m (5'6")

Gross internal floor area (m^2): 73m^2

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings.

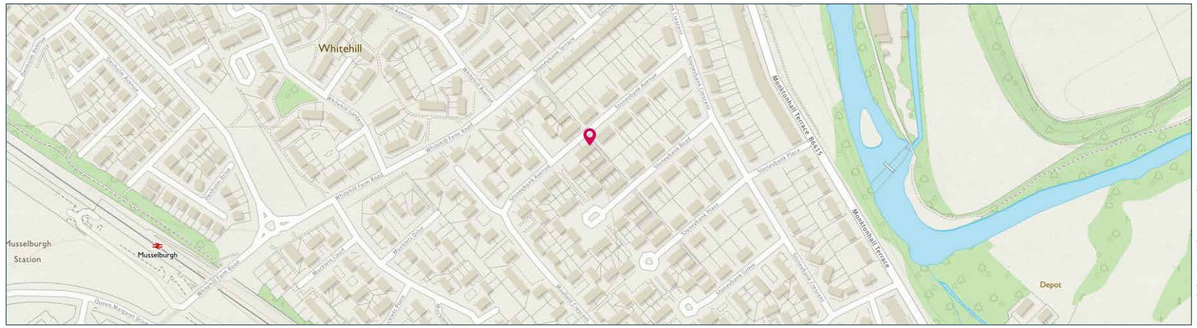


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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
SEAN NICOL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer