

Well presented and modern family home

In popular quiet cul-de-sac







4 Stoneyhill Drive

Musselburgh, East Lothian, EH21 6SQ

Scan Here!

3 BED

1 BATH

DRIVEWAY

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available













ROYAL MUSSELBURGH GOLF CLUB | BEACH AND HARBOUR | LEWIS VALE PARK | LOCAL RIVER VIEW

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.

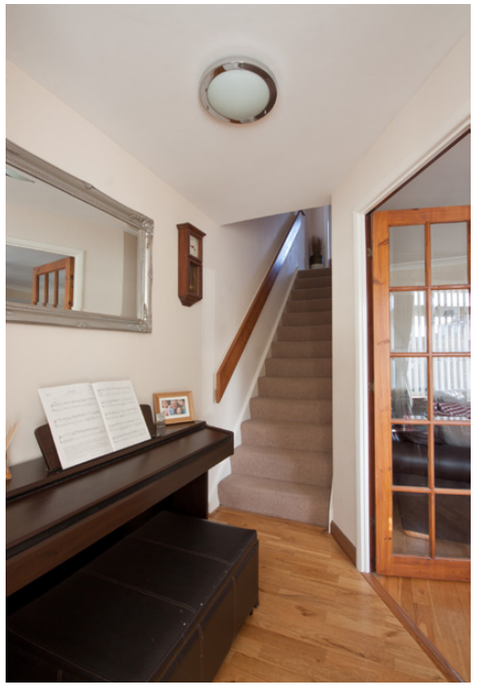
There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the town, the East End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, Post Office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic county town with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others, a windsurfing pond just along the coast, a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.















KITCHEN & LOUNGE

We are delighted to bring to the market this beautifully presented and well maintained three bedroom semi-detached home in a popular area of Musselburgh.

The accommodation briefly comprises: a useful entrance porch which leads to the hallway and into the open plan downstairs living area with spacious living room, featuring a living flame gas fire, and fully fitted kitchen/dining room with granite worktops adding a touch of luxury. Patio doors lead to the rear garden. The continuity of flooring ensures a contemporary look and this desirable space is flooded with natural daylight from windows with triple aspect.

The upstairs landing has access to all rooms and a floored attic accessed via a ramsay ladder, master bedroom with large storage cupboard, second double bedroom with built in mirrored wardrobes and large single bedroom. The family bathroom has a three piece suite with a mains pressure shower over the bath, the water being heated by a recently installed Worcester Bosch Combi Boiler.

Externally, there is a well kept front garden, driveway to the side of the property with garage which also has a built in office at the rear and an easily maintained private and enclosed rear garden which benefits from decking area ideal for entertaining family and guests.





"...THIS BEAUTIFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOM SEMI-DETACHED HOME IN A POPULAR AREA OF MUSSELBURGH..."











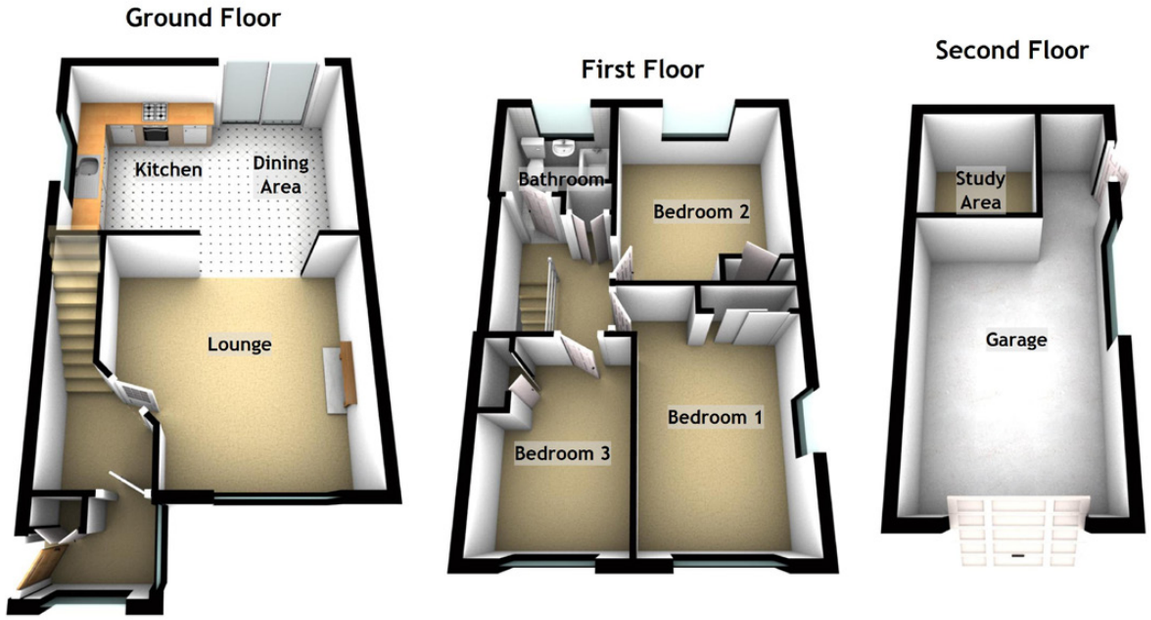




BEDROOMS
GARAGE STUDY







SPECIFICATIONS

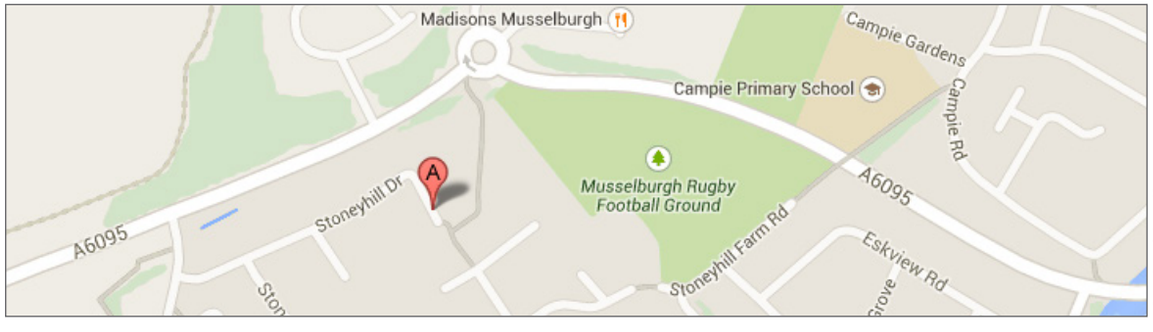
Approximate Dimensions
(Taken from the widest point)

Lounge	4.13m (13'7") x 4.07m (13'4")	Bedroom 3	3.32m (10'11") x 2.35m (7'9")
Kitchen	5.05m (16'7") x 3.50m (11'6")	Bathroom	1.93m (6'4") x 1.84m (6')
Bedroom 1	4.22m (13'10") x 2.64m (8'8")	Garage	6.52m (21'5") x 3.08m (10'1")
Bedroom 2	3.56m (11'8") x 3.00m (9'10")		

Extras
(Included in the sale)

All blinds, curtains and curtain rails. All integrated appliances - dishwasher, fridge freezer, oven, hob and washing machine. Dining room, living room, hall, porch and landing light fittings. All bathroom fittings. All carpets and flooring including rug in porch.

(For the avoidance of doubt, please be advised the following items are not included)
Light shades in x3 bedrooms and Study. Rug in living room. Alarm sensors and alarm siren on garage. All pot plants (x3), Children's play house (garden), garden swing, garden table and chairs. All furniture including non-fixed cupboards. Free standing fridge freezer and tumble dryer.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Designer