



RALPH HENDRIE LEGAL

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2 Stoneybank Grove, Musselburgh, EH21 6HF

2 Stoneybank Grove is an end terraced chalet villa, close to excellent amenities and within walking distance of Musselburgh Train Station. The accommodation comprises a spacious entrance hall, large lounge, fitted kitchen, bathroom and 3 double bedrooms. The property would benefit from some cosmetic upgrades throughout. The lounge benefits from a large window providing natural light into the spacious room. The kitchen entered from the lounge is well proportioned with ample base and wall mounted units with fitted work surfaces and tiled splashback and integrated oven, hob and extractor hood. There is space for a dining table and chairs and there is access to an under stairs storage cupboard and a door to the rear garden. The bathroom includes a three-piece white suite with shower over the bath fed from the tap. To the rear is a double bedroom which overlooks the rear garden. There is also under stair storage and a large cupboard on the ground floor. Upstairs the landing area has a Velux window and provides access to two good sized double bedrooms, both benefitting from generous fitted storage. The property has gas central heating and double glazing and on street parking is available. There are private gardens to the front, side and rear. This property also provides an opportunity for the creation of a driveway or extension into the garden area to the side, subject to the usual planning consents. Early viewing is recommended to appreciate the accommodation on offer.

Offers Over £195,000

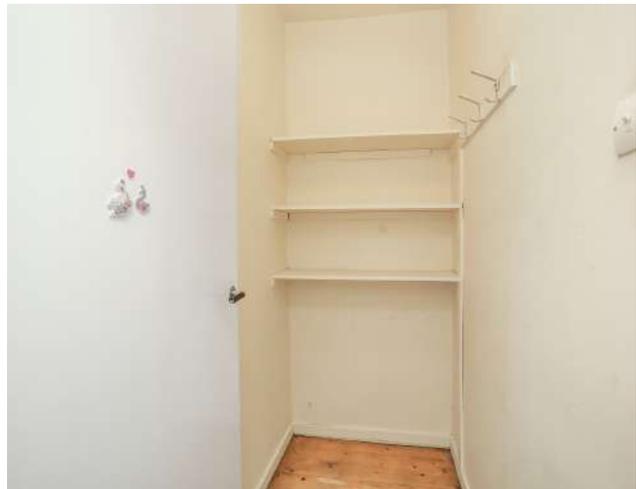
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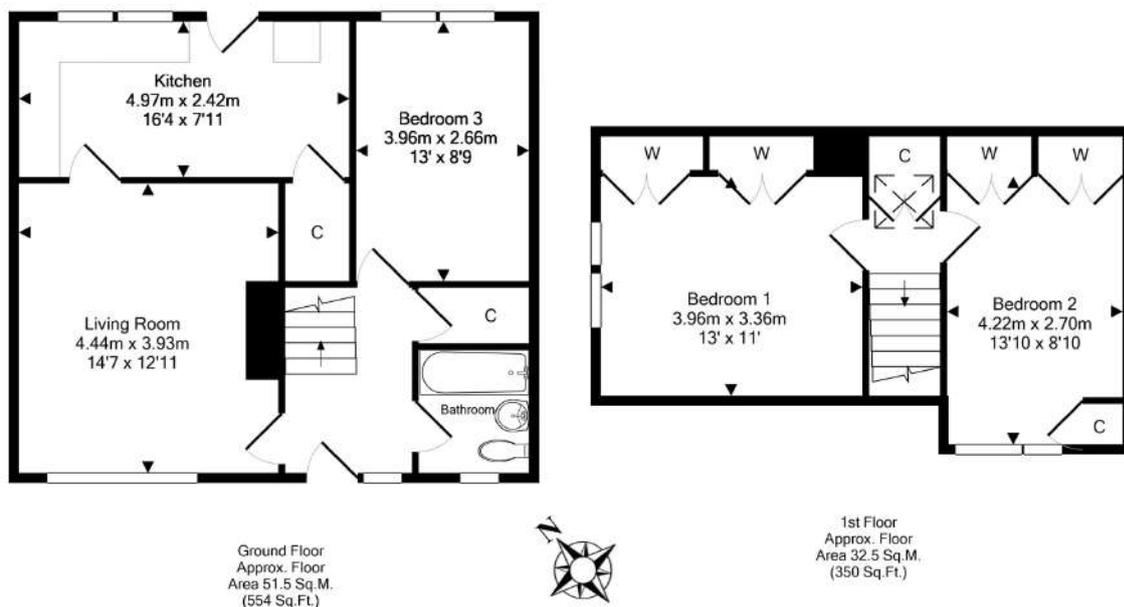
Please call 0131-370-0470 to make an appointment to view



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Total Approx. Floor Area 84.0 Sq.M. (904 Sq.Ft.)

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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MUSSELBURGH

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh City Centre and surrounded by the beautiful East Lothian countryside. Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, a Tesco supermarket, banking, building society and Post Office services. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Race Course and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Musselburgh also has its own train station which is within walking distance, providing links to Edinburgh and beyond. **PARKING** The property has access to on street parking.



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